

CITY OF VANCOUVERREGULAR COUNCIL MEETING

A regular meeting of the Council of the City of Vancouver was held on Tuesday, September 11, 1979, in the Council Chamber commencing at approximately 2:00 p.m.

PRESENT: Mayor Volrich  
Aldermen Bellamy, Boyce, Gerard, Harcourt,  
Little, Marzari and Puil

ABSENT: Aldermen Ford, Kennedy (Leave of Absence)  
and Rankin

CLERK TO THE COUNCIL: R. Henry

2:00 P.M.

RECOGNITION

Council gave recognition to the Vancouver Whitecaps Soccer Team, winners of the 1979 N.A.S.L. Soccer Bowl Championship.

The Mayor presented the coaches and each player with a certificate of merit. He also presented the team captain, Mr. John Craven, with an engraved plaque honouring the team's outstanding achievement in the North American Soccer League.

Mr. Tony Waiters, the coach and Mr. John Craven, captain, replied on behalf of the team.

\* \* \*

Following the recognition Council recessed at 2:25 p.m. and reconvened at 2:35 p.m., following a Court of Revision.

\* \* \*

PRAYER

The proceedings in the Council Chamber were opened with prayer, offered by the Civic Chaplain, Major McBain, of the Salvation Army, 198 West Hastings Street, Vancouver.

'IN CAMERA' MEETING

The Council was advised there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Bellamy,  
SECONDED by Ald. Boyce,

THAT the Minutes of the Regular Council Meeting of August 28, 1979, (with the exception of the 'In Camera' portion) be adopted after amendment as follows:

Page 12 - that in respect of the motion by Alderman Little re Sunday and Statutory Holiday Store Closings - Shelmar Furniture Ltd., the word "By-law" be deleted and the word "appeal" be substituted therefor.

Regular Council, September 11, 1979 . . . . . 2

COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt,  
SECONDED by Ald. Bellamy,

THAT this Council resolve itself into Committee of the Whole,  
Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

DELEGATIONS

1. "Show Cause" -  
Traveller's Hotel

Prior to considering this matter Council noted a letter from Mr. Henry C. Wood of DeBou, Hanson, Sullivan & Wood, counsel for the manager of the Traveller's Hotel, requesting deferral of this item to the meeting of September 18th, to permit them an opportunity to respond to the report of the Police Department dated September 7, 1979.

MOVED by Ald. Harcourt,

THAT the show cause hearing on the Traveller's Hotel be deferred to the Council meeting of September 18, 1979, to provide counsel for the operator an opportunity to respond to the recent Police report.

- CARRIED UNANIMOUSLY

2. Interim Parking - North Side of 10th Avenue  
Between Cambie and Yukon Streets

At its meeting on August 14th, Council deferred to August 28th the clause of the Standing Committee on Planning and Development report dated July 26, 1979, on Interim Parking - North Side of 10th Avenue between Cambie and Yukon Streets, for a report reference from civic officials.

In light of new information received and following discussions with the City Manager and Director of Civic Buildings, the matter was further deferred to September 11, 1979.

Also before Council was a further report of the City Manager dated September 7, 1979, providing additional information on the basic options available to Council with respect to the City-owned property on the north side of 10th Avenue between Cambie and Yukon Streets. The report also reviewed the conditions of the various parcels of property involved in this site and gave details of the existing public, press, elected officials and staff parking available at City Hall.

Council on August 14th agreed to hear representation from Mr. Nathan Davidowicz when this matter was before it. Mr. A. Langley, Director of Civic Buildings, gave a short report reference for Council's information, reviewing the options available to Council for disposition of the City-owned land on the north side of 10th Avenue, as well as the possibility of the City obtaining revenues through the installation of pay parking on this site. Mr. Langley indicated there is a limited demand for pay parking in this area and therefore it would not be economically viable.

Cont'd . . .

Regular Council, September 11, 1979 . . . . . 3

DELEGATIONS (Cont'd)

Interim Parking - North Side of 10th Avenue  
Between Cambie and Yukon Streets (Cont'd)

Mr. Davidowicz addressed Council and urged it not to provide free parking for staff employees as this would discourage staff from using public transit.

MOVED by Puil,

THAT Council defer a decision on the disposition of the City-owned property on the north side of 10th Avenue between Cambie and Yukon Streets pending firm information from the Provincial Government on its plans with respect to location of the new Juvenile and Family Court, at which time appropriate officials report to the Planning and Development Committee.

- CARRIED

(Alderman Little opposed.)

3. Retail Stores Selling  
Sex-Oriented Products

Council on June 12, 1979, approved a City Manager's Report dated May 25, 1979, on Granville Street improvements - Nelson Street South to Granville Street Bridge, with the exception of recommendations 9 and 10, pending the hearing of representations from the lawyers for Ultra Love Products Limited and The Love Shop.

Recommendations 9 and 10 in the City Manager's Report dated May 25, 1979, dealt specifically with a proposed amendment to the Zoning and Development By-law to regulate retail stores selling, or providing sex-oriented products as a special or primary use and an increase in the annual license fee for such stores to \$3,000 as well as restrictions of the hours of business and the age of the clientele.

Mr. D.A. Cave, lawyer for Ultra Love Products Limited, addressed Council and read from a circulated brief. In his brief Mr. Cave suggested that if Council wishes to use increased license fees as an indirect means to cleaning up the Granville Street area this increase be restricted as follows:

- a) To those establishments operating in the Granville Street area with which the Clapp Report was concerned;
- b) Alternatively to new establishments who wish to engage in this type of operation in the Granville Street area.

Mr. Cave also put forward a number of other suggestions on regulation of this type of business.

Ms. Brenda Humber, co-owner of The Love Shop, also addressed Council and read from a circulated brief. In her brief Ms. Humber put forward arguments why The Love Shop and other similar operations should not fall within the purview of the proposed by-law amendments. The brief suggested a number of means by which Council could deal with this matter.

Cont'd . . .

DELEGATIONS (Cont'd)Retail Stores Selling  
Sex-Oriented Products (Cont'd)

MOVED by Ald. Harcourt,

THAT the briefs submitted to Council this day by representatives of Ultra Love Products Limited and The Love Shop be referred to the Director of Legal Services for consideration of the suggestions put forward therein and report back to Council on the viability of these suggestions.

- CARRIED UNANIMOUSLY

4. Carnegie Centre -  
Management, Programming and Budget

Council on August 28, 1979, deferred the report from the joint Community Services and Finance and Administration Committees dated August 16, 1979, and a report from the City Manager dated August 20, 1979, both on the Carnegie Centre - management, programming and budget, to permit representations from interested persons and organizations.

The report of the joint committees put forward the following items for Council's consideration:

- C. (i) That the operating hours of the Carnegie Centre be 8 hours per day, 6 days per week and the development of a revised budget be referred to the City Manager and Director of Social Planning for report to Council.
- C. (ii) That City Council approve the programming and staffing structure as shown in the body of the July 30, 1979 report from the Director of Social Planning (1979 \$109,290.00, including one time costs of \$26,020.00, and full year 1980, including inflation, of \$307,397.00) and approve the provision of funds for the period September 1st to December 31st, 1979, with the source of funds being Contingency Reserve, subject to the classification of the staff positions by the Personnel Services Department.
- D. (i) That Council approve the establishment of the Carnegie Centre Advisory Committee to be appointed by Council and to include one Alderman to advise the manager of the Centre regarding management policy and programming.
- D. (ii) That City Council approve the following composition for the Carnegie Centre Advisory Committee: two representatives from each of the following organizations and/or sub-communities - the Downtown Eastside (DERA), Strathcona (Setacona), local Chinese Community (Chinese Benevolent Society), local Japanese Community (Tanari Gumi) and local native Indian Community (Vancouver Indian Centre).

Ms. Libby Davies, Downtown Eastside Residents Association, addressed Council and read from a circulated brief. The brief urged Council not to approve the operating hours put forward in recommendation C.(i) quoted above. She urged instead that Council approve operating hours of the Centre from 9:00 a.m. to 9:00 p.m., seven days a week as recommended by the Director of Social Planning.

Cont'd . . .

DELEGATIONS (Cont'd)Carnegie Centre -  
Management, Programming and Budget (Cont'd)

Ms. Davies also urged Council to approve the composition for the Carnegie Centre Advisory Committee recommended by the Director of Social Planning (recommendation D.(ii) quoted above).

Ms. Wini Agg, Strathcona Property Owners-Tenants Association, spoke in support of the longer operating hours. She also stated that the library facility is inadequate for the hard of hearing and those persons with seeing disabilities. She proposed that the City acquire additional property for provision of improved recreation facilities - e.g. swimming pool.

Mr. Fred Soon, member, Carnegie Centre Advisory Committee, also urged Council to approve the longer operating hours and the Committee composition proposed by the Director of Social Planning.

Ms. M. Chisolm, Urban Core Community Workers Association, spoke in favour of the longer operating hours and stated that residents and people working in the area would be willing to volunteer some of their time to assist with the operation of the Centre.

MOVED by Ald. Puil,

THAT recommendations A, B, E, F and G of the report of the joint committees on Community Services and Finance and Administration dated August 16, 1979, be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Puil,

THAT the operating hours of the Carnegie Centre be eight hours per day, six days per week, based on the proposed operating budget submitted in the City Manager's Report dated August 29, 1979, based on these operating hours;

FURTHER THAT there be a review of the operating hours at the end of three months, as well as a review of possible revenues which could be obtained from organizations using the Centre.

- CARRIED

(Aldermen Gerard, Harcourt and Marzari opposed.)

MOVED by Ald. Puil,

THAT Council approve the establishment of the Carnegie Centre Advisory Committee with personnel to be appointed by Council for the year 1980; membership to include one Alderman, and a member of the business community; with nominations being invited from business and community groups in the area.

- LOST (tie vote)

(Aldermen Bellamy, Boyce, Harcourt and Marzari opposed.)

MOVED by Ald. Harcourt,

THAT City Council approve the following composition for the Carnegie Centre Advisory Committee: two representatives from each of the following organizations and/or sub-communities - the Downtown Eastside (DERA), Strathcona (Setacona), local Chinese Community (Chinese Benevolent Society), local Japanese Community (Tanari Gumi) and local native Indian Community (Vancouver Indian Centre);

Cont'd . . .

DELEGATIONS (Cont'd)

Carnegie Centre -  
Management, Programming and Budget (Cont'd)

FURTHER THAT the Advisory Committee include representatives of the business community and the Downtown Clergy Association.

- LOST

(Aldermen Boyce, Gerard, Little, Puil and the Mayor opposed.)

MOVED by Ald. Little,  
THAT Council approve the establishment of the Carnegie Centre Advisory Committee with personnel to be appointed by Council for the year 1980; membership to include one Alderman, and a member of the business community; with nominations being invited from business and community groups in the area;

FURTHER THAT prior to the appointment of personnel for the year 1981, Council give consideration to the method of appointing.

- CARRIED

(Aldermen Bellamy, Harcourt and Marzari opposed.)

\* \* \*

Council recessed at 4:40 p.m. and following an 'In Camera' meeting in the Mayor's Office reconvened in the Council Chamber at 5:05 p.m. with the same members present.

\* \* \*

CITY MANAGER'S REPORTS

E. MANAGER'S REPORT  
(August 31, 1979)

Kensington N.I.P. - Kensington  
Park Playing Fields

MOVED by Ald. Bellamy,  
THAT the recommendation of the City Manager, as contained in this report, be approved.

- CARRIED

(Alderman Puil opposed)

Regular Council, September 11, 1979 . . . . . 7

STANDING COMMITTEE AND OTHER REPORTS

III. Report of Standing Committee  
on Transportation  
(August 30, 1979)

Self-Serve Gasoline Stations  
(Clause 1)

When considering this clause Council noted requests from a number of persons wishing to address it on this matter at a future meeting of Council.

MOVED by Ald. Boyce,

THAT the delegation requests be approved and consideration of this matter be deferred to a future meeting of Council.

- CARRIED UNANIMOUSLY

CITY MANAGER'S REPORTS (Cont'd)

D. MANAGER'S REPORT  
(September 7, 1979)

Application to Rezone the Northeast  
Corner of Hastings and Boundary  
Road in Burnaby to Permit Construction  
of Two High-rise Apartment Towers

MOVED by Ald. Puil,

THAT the concerns expressed in the City Manager's report dated September 7, 1979 with respect to the proposed development on the Northeast Corner of Hastings and Boundary Road in Burnaby be brought to the attention of Burnaby City Council at the Public Hearing scheduled for the evening of September 11, 1979.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS

1. Hildon Hotel -  
50 West Cordova Street

During consideration of this clause the City Clerk advised that the operator is requesting deferral of this matter to the next meeting of Council to provide him an opportunity to respond to the contents of the City Manager's report.

MOVED by Ald. Little,

THAT the request of the operator be approved and this matter be deferred to the next meeting of Council.

- CARRIED UNANIMOUSLY

COMMUNICATIONS AND DELEGATIONS1. Moratorium on High Rise  
Building Development - West EndReport of Standing Committee  
on Planning and Development  
(August 30, 1979)Options for a Review of the West  
End Building Height Controls  
(Clause 4)

Council noted a letter dated August 30, 1979 from Mr. J.B. Paolo requesting an opportunity to address Council this day when Council was considering the report from the Standing Committee on Planning and Development dated August 30, 1979, on options for a review of the West End Building Height Controls.

Council agreed to hear representations from Mr. Paolo and to vary the agenda to deal with the relevant clause of the report of the Standing Committee on Planning and Development dated August 30, 1979.

Mr. Paolo addressed Council and requested that Council establish a moratorium on future high-rise building development in the West End, with specific reference to the Development Permit Application No. 84453 for development of a high-rise at 2015 Beach Avenue.

Council noted that this application would be considered by the Development Permit Board at its meeting on September 17, 1979.

The Director of Planning, in his capacity as the Chairman of the Development Permit Board, advised Council that the applicant for the development on 2015 Beach Avenue has now brought forward an alternative low-rise scheme which, in his opinion, the Development Permit Board will likely favour over the original high-rise proposal.

Mr. Spaxman also addressed Council on his concerns with respect to the Committee's recommendations that the Director of Planning review the height section of the West End Guidelines and bring forward recommendations for amendment to provide some additional clarity in the basic wording and intent to include expansion to provide clarity in the supplementary West End Guidelines and Planning Policies to aid developers.

MOVED by Ald. Harcourt,  
THAT the representation from Mr. Paolo be received;

FURTHER THAT the recommendation of the Committee, as contained in this clause, be approved.

- CARRIED

(Aldermen Boyce, Harcourt and Little opposed)



CITY MANAGER'S REPORTS

A. MANAGER'S GENERAL REPORT  
SEPTEMBER 7, 1979

Works & Utility Matters  
(September 7, 1979)

The Council considered this report which contains three clauses identified as follows:

- Cl. 1: Tender Awards
- Cl. 2: Sewer Reconstruction on Georgia Street  
from Vernon Drive to Clark Drive
- Cl. 3: 37th Avenue Feedmain - Adjustment of  
Waterworks Capital Account

Clauses 1-3 inclusive

MOVED by Ald. Little,  
THAT clause 1 be received for information, and the recommendations of the City Manager, as contained in clauses 2 and 3 of this report be approved.

- CARRIED UNANIMOUSLY

Building & Planning Matters  
(September 7, 1979)

The Council considered this report which contains two clauses identified as follows:

- Cl. 1: Grandview-Woodland N.I.P. -  
Lord Nelson Field Improvements
- Cl. 2: Champlain Heights - Enclave 14  
Land Tenure

Clauses 1 and 2

MOVED by Ald. Harcourt,  
THAT the recommendations of the City Manager, as contained in clauses 1 and 2 of this report, be approved.

- CARRIED UNANIMOUSLY

Finance Matters  
(September 7, 1979)

1979 Recreation Facilities Assistance  
Grant - Approvals and Rejections  
(Clause 1)

MOVED by Ald. Harcourt,  
THAT this matter be referred to the Standing Committee on Finance and Administration for consideration of the five City initiated projects rejected for funding, when the City Manager has obtained information on

- (i) why these RFAP applications were rejected
- (ii) the monies allocated to the City  
of Vancouver in relation to other areas of  
the Province

with a view to developing sound arguments for an appeal by the City of the Provincial Government's decision.

- CARRIED UNANIMOUSLY

cont'd.....

Regular Council, September 11, 1979 . . . . . 10

CITY MANAGER'S REPORTS (Cont'd)

Finance Matters  
(September 7, 1979) (cont'd)

Investment Matters (Various  
Funds) July 1979  
(Clause 2)

MOVED by Ald. Harcourt,  
THAT the recommendation of the City Manager, as contained in  
this clause, be approved.

- CARRIED UNANIMOUSLY

Personnel Matters  
(September 7, 1979)

Two New Positions  
- Taylor Manor  
(Clause 1)

MOVED by Ald. Harcourt,  
THAT the recommendation of the City Manager, as contained in  
this clause, be approved.

- CARRIED UNANIMOUSLY

Property Matters  
(September 7, 1979)

The Council considered this report which contains three  
clauses identified as follows:

- Cl. 1: Renewal of Encroachment Agreement to  
Shell Canada Limited - N/W Corner of  
65th Avenue and Granville Street
- Cl. 2: Renewal of Lease to Walter Zell and  
Jarvis Electric Ltd.
- Cl. 3: Sale of Property - Lot C, Block N, D.L. 393,  
Plan 17729 W/S of 4600 Nanaimo Street -  
Zoned RS-1

Clauses 1-3 inclusive

MOVED by Ald. Puil,  
THAT the recommendations of the City Manager, as contained  
in clauses 1, 2 and 3 of this report, be approved.

- CARRIED UNANIMOUSLY

B. MANAGER'S REPORT  
(September 4, 1979)

Champlain Heights Enclave 1 -  
Construction Deadline Starts

MOVED by Ald. Puil,  
THAT the recommendation of the City Manager, as contained in  
this report, be approved.

- CARRIED UNANIMOUSLY

cont'd.....

Regular Council, September 11, 1979 . . . . . 11

CITY MANAGER'S REPORTS (Cont'd)

C. MANAGER'S REPORT  
(September 4, 1979)

Change of a Single-Family Dwelling  
to Multiple Dwelling Units and  
Strata Title Conversion

MOVED by Ald. Puil,  
THAT the recommendation of the City Manager, as contained in  
this report, be approved.

- CARRIED UNANIMOUSLY

F. MANAGER'S REPORT  
(September 11, 1979)

Location of Fire Hall #22

MOVED by Ald. Bellamy,  
THAT the report of the City Manager dated September 11, 1979  
be received for information.

- CARRIED UNANIMOUSLY

STANDING COMMITTEE AND OTHER REPORTSI. Report of the Standing Committee on  
Community Services  
(August 30, 1979)

The Council considered this report which contains five clauses identified as follows:

- Cl. 1: Air Conditioning - The "44"
- Cl. 2: Liquor Store at Main and Hastings
- Cl. 3: Grant Request - Lower Mainland Parent and Child Therapy Society (PACT)
- Cl. 4: Grant Request - Stroke Association
- Cl. 5: Booth Building Evacuation System

Clauses 1-5 inclusive

MOVED by Ald. Gerard,

THAT the recommendations of the Committee, as contained in clauses 1, 2, 3, 4 and 5 of this report be approved.

- CARRIED UNANIMOUSLY

II. Report of the Standing Committee on  
Planning and Development  
(August 30, 1979)

The Council considered this report which contains four clauses identified as follows:

- Cl. 1: Status of Major Development Permit Applications
- Cl. 2: Neighbourhood Grocery Stores
- Cl. 3: Revisions to Guidelines for Townhouse and Apartment Development in RT-2 and RT-2A Zoned Areas
- Cl. 4: Options for a Review of the West End Building Height Controls

Status of Major Development  
Permit Applications  
(Clause 1)

When considering this report, Council expressed concern over the utilization of unused gas station sites for office building development. In consequence, the Mayor directed that the Director of Planning report on the implications of commercial/medical office development on the sites of abandoned gas stations.

MOVED by Ald. Harcourt,

THAT the recommendation of the Committee, as contained in this clause be approved.

- CARRIED UNANIMOUSLY

Neighbourhood Grocery Stores  
(Clause 2)

MOVED by Ald. Harcourt,

THAT the recommendation of the Committee, as contained in this clause be approved.

- CARRIED UNANIMOUSLY

Cont'd.

STANDING COMMITTEE AND OTHER REPORTS (Cont'd.)

II. Report of the Standing Committee on  
Planning and Development  
(August 30, 1979) (Cont'd.)

Revisions to Guidelines for  
Townhouse and Apartment Development  
in RT-2 and RT-2A Zoned Areas  
(Clause 3)

MOVED by Ald. Harcourt,  
THAT recommendation A contained in this clause be approved.

- CARRIED UNANIMOUSLY

With respect to recommendation B, the City Manager explained that in 1974 the City advised building demolition firms that failure to obtain the requisite permits could result in a "show cause hearing" to determine whether or not their licenses should be revoked. The City Manager requested leave to follow like steps at this time and Council so agreed.

Options for a Review of the West  
End Building Height Controls  
(Clause 4)

For Council action see page 8.

III. Report of the Standing Committee on  
Transportation  
(August 30, 1979)

The Council considered this report which contains three clauses identified as follows:

- Cl. 1: Self-Serve Gasoline Stations
- Cl. 2: Extension of Transit Service to  
Phase II, False Creek
- Cl. 3: Transportation of Hazardous  
Materials

Self-Serve Gasoline Stations  
(Clause 1)

For Council action see page 7.

Clauses 2 and 3

MOVED by Ald. Bellamy,  
THAT the recommendations of the Committee, as contained in clauses 2 and 3 be approved.

- CARRIED UNANIMOUSLY

Cont'd.

STANDING COMMITTEE AND OTHER REPORTS (Cont'd.)

IV. Report of the Task Force on  
Vietnamese Refugees  
(September 6, 1979)

CBC Benefit, September 14th, 1979 -  
Funds to Cover Orpheum Rental  
(Clause 1)

MOVED by Ald. Gerard,  
THAT the recommendations of the Chairman of the Task Force  
on Vietnamese Refugees, as contained in this report be approved.

- CARRIED UNANIMOUSLY  
AND BY THE  
REQUIRED MAJORITY

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt,  
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,  
SECONDED by Ald. Bellamy,  
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. A BY-LAW TO PROVIDE FOR THE  
IMPOSITION OF INTEREST ON  
DELINQUENT REAL PROPERTY TAXES  
FOR THE YEAR 1980

MOVED by Ald. Puil,  
SECONDED by Ald. Little,  
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer  
declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Puil,  
SECONDED by Ald. Little,  
THAT the By-law be given second and third readings and the  
Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

Cont'd.

BY-LAWS (Cont'd.)

2. A BY-LAW TO PROVIDE FOR THE  
IMPOSITION OF INTEREST ON  
UNPAID BUSINESS TAX FOR THE  
YEAR 1980

MOVED by Ald. Puil,  
SECONDED by Ald. Little,  
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer  
declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Puil,  
SECONDED by Ald. Little,  
THAT the By-law be given second and third readings and the  
Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

3. A BY-LAW TO AMEND BY-LAW  
NO. 4450, BEING THE LICENSE  
BY-LAW  
(License Fee - P.N.E.)

At the Council meeting of June 26, 1979, the above By-law was  
given first reading and was deferred to provide the P.N.E. an  
opportunity of obtaining an opinion on the matter. Council was  
advised that the P.N.E. was unable to obtain opinion from legal  
counsel.

The By-law was declared open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Harcourt,  
SECONDED by Ald. Marzari,  
THAT the By-law be given second and third readings and the Mayor  
and City Clerk be authorized to sign and seal the By-law.

- CARRIED

(Aldermen Bellamy, Gerard and Little opposed.)

MOTIONS

A. Allocation of Land for  
Lane Purposes

(All that portion of Lot 34, Block 4, Northwest 1/4  
of Section 49, Town of Hastings Suburban Lands,  
Plan 1745, lying northwesterly of a line joining a  
point in the westerly limit of said Lot 34, 10 feet  
southerly from the northwesterly corner of said Lot 34  
and a point in the northerly limit of said Lot 34, 10  
feet easterly from the northwesterly corner of said  
Lot 34)

---

MOVED by Ald. Bellamy,  
SECONDED by Ald. Gerard,

THAT WHEREAS the registered owner has conveyed to the  
City of Vancouver for lane purposes land in the City of Vancouver,  
Province of British Columbia, more particularly known and  
described as follows:

all that portion of Lot 34, Block 4, Northwest  
¼ of Section 49, Town of Hastings Suburban Lands,  
Plan 1745, lying northwesterly of a line joining  
a point in the westerly limit of said Lot 34,  
10 feet southerly from the northwesterly corner  
of said Lot 34 and a point in the northerly limit  
of said Lot 34, 10 feet easterly from the north-  
westerly corner of said Lot 34, the same as shown  
outlined red on plan prepared by G. Girardin,  
B.C.L.S., dated July 24, 1979, and marginally  
numbered LF 9202, a print of which is attached.

AND WHEREAS it is deemed expedient and in the public interest  
to accept and allocate the said lands for lane purposes;

BE IT THEREFORE RESOLVED that the above described lands so  
conveyed be, and the same are hereby accepted and allocated for  
lane purposes and declared to form and to constitute portion of a  
lane.

- CARRIED UNANIMOUSLY

B. Allocation of Land for  
Lane Purposes

(South 10 feet of the West 1/2 of Lot 2,  
Block 293, District Lot 526, Plan 590)

---

MOVED by Ald. Bellamy,  
SECONDED by Ald. Gerard,

THAT WHEREAS the registered owner has conveyed to the City  
of Vancouver for lane purposes land in the City of Vancouver,  
Province of British Columbia, more particularly known and described  
as follows:

South 10 feet of  
the West ½ of Lot 2  
Block 293  
District Lot 526  
Plan 590

AND WHEREAS it is deemed expedient and in the public interest to  
accept and allocate the said lands for lane purposes;

BE IT THEREFORE RESOLVED that the above described lands so  
conveyed be, and the same are hereby accepted and allocated for lane  
purposes and declared to form and to constitute portion of a lane.

- CARRIED UNANIMOUSLY



MOTIONS (Cont'd.)

- C. Allocation of Land for  
Lane Purposes  
(South 2 feet of each of Lots 7 and 8,  
Block 228, District Lot 526, Plan 590)

MOVED by Ald. Bellamy,  
SECONDED by Ald. Gerard,

THAT WHEREAS the registered owner has conveyed to the City of Vancouver for lane purposes land in the City of Vancouver, Province of British Columbia, more particularly known and described as follows:

South 2 feet of each of  
Lots 7 and 8  
Block 228  
District Lot 526  
Plan 590

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes and declared to form and to constitute portion of a lane.

- CARRIED UNANIMOUSLY

- D. Allocation of Land for  
Lane Purposes  
(North 10 feet of Lot 12, Block 313,  
District Lot 526, Plan 590)

MOVED by Ald. Bellamy,  
SECONDED by Ald. Gerard,

THAT WHEREAS the registered owner has conveyed to the City of Vancouver for lane purposes land in the City of Vancouver, Province of British Columbia, more particularly known and described as follows:

North 10 feet of  
Lot 12  
Block 313  
District Lot 526  
Plan 590

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes and declared to form and to constitute portion of a lane.

- CARRIED UNANIMOUSLY

- E. Allocation of Land for  
Road Purposes  
(Portion of land at King  
Edward and Carolina)

MOVED by Ald. Bellamy,  
SECONDED by Ald. Gerard,

WHEREAS the City of Vancouver is the registered owner of Lot C of Lots 1 to 3, Block E, District Lot 301, Group one, New Westminster District Plan 9722;

AND WHEREAS it is deemed expedient and in the public interest to establish a portion of the above described land as road;

Cont'd.

MOTIONS (Cont'd.)

- E. Allocation of Land for  
Road Purposes  
(Portion of land at King  
Edward and Carolina) (Cont'd.)

THEREFORE BE IT RESOLVED that all that portion of Lot C of  
Lots 1 to 3, Block E, District Lot 301, Group One, New Westminster  
District, Plan 9722 described as follows:

Commencing at the southwesterly corner of said Lot C;

Thence, North 1.92 feet, following in the westerly limit  
of said Lot C;

Thence, N88° 15'E, 128.37 feet, more or less, to  
intersection with the easterly limit of said Lot C at  
a point 4.67 feet northerly from the southwesterly  
corner of said Lot C;

Thence, South 4.67 feet, following in the easterly limit  
of said Lot C to the southeasterly corner of said Lot C;

Thence, S89° 29'W, 128.32 feet, more or less, following  
in the southerly limit of said Lot C to the point of  
commencement.

The same as shown outlined red on plan prepared by G. Girardin,  
B.C.L.S., dated April 19th, 1978, and marginally numbered LF8597,  
a print of which is hereunto annexed be and the same is, hereby  
established for road purposes and declared to form and constitute  
portion of road.

- CARRIED UNANIMOUSLY

1. Policy re Delegation Requests

At the Council meeting of August 28, 1979, Alderman Little  
submitted the following Notice of Motion:

MOVED by Ald. Little,  
SECONDED by Ald. Bellamy,

THAT WHEREAS it is the established policy of Council on  
delegations wishing to appear before it, that they must make prior  
arrangements with Council through the City Clerk.

AND WHEREAS there are many requests before Council to be  
heard at a particular meeting when such prior arrangements have not  
been made;

AND WHEREAS this does not always give officials the opportunity  
of being fully prepared;

AND WHEREAS it is difficult to assess the Council agenda in  
arranging times for other participants involved in the business for  
the day when unexpected delegations are allowed to expand that  
agenda;

THEREFORE BE IT RESOLVED THAT all delegation requests outside  
of the regular Council policy be determined by the Mayor on the basis  
of circumstances.

- CARRIED

(Aldermen Harcourt and Marzari opposed.)

*Motion rescinded  
Council mtg.  
Sept 18*

NOTICE OF MOTION

The following Notice of Motion was submitted by Alderman Bellamy and recognized by the Chair:

1. P.N.E. Parking

MOVED by Ald. Bellamy,  
SECONDED by Ald. . . . .

THAT WHEREAS the parking situation in the surrounding area of the P.N.E. continues to be of deep concern to the residents of the area;

AND WHEREAS the increased parking rate at the P.N.E. will further aggravate the situation;

AND WHEREAS the City Council has requested the Engineering Department to evaluate the present parking control measures in the neighbourhoods surrounding the P.N.E., including the development of possible alternative measures for controlling the parking;

AND WHEREAS the parking study has been initiated by the Engineering Department and it is anticipated that a report will be available in October or November of this year:

THEREFORE BE IT RESOLVED THAT the Engineering Department examine the early implementation of the following alternative:

That the areas bounded by:

to the East - the West side of Boundary Road,  
to the West - the East side of Nanaimo Street,  
to the North - the waterfront,  
to the South - the North side of Charles Street,

be designated as a restricted area, and as such be Permit Parking only (P.P.O.) and that the appropriate windshield stickers be made available to all registered owners of vehicles in the area, as well as each house being supplied with two Hanger Cards for guests during any major P.N.E. event.

- (Notice)

The following Notice of Motion was submitted by Alderman Little and recognized by the Chair:

2. Prostitution on City Streets

MOVED by Ald. Little

THAT WHEREAS law enforcement against prostitution on our streets has been seriously hampered by the present wording of the Criminal Code of Canada;

AND WHEREAS the present measures being taken in this regard are very costly to maintain;

THEREFORE BE IT RESOLVED THAT the Vancouver City Council endorse the following resolution passed by the recent Annual Conference of the Canadian Association of Chiefs of Police:

"WHEREAS the provision of the Criminal Code of Canada, Section 195.1 relating to the offence of soliciting is inadequate in dealing with street prostitution, and

WHEREAS police forces are experiencing serious difficulties in dealing with the problem;

Cont'd.

NOTICE OF MOTION (Cont'd.)

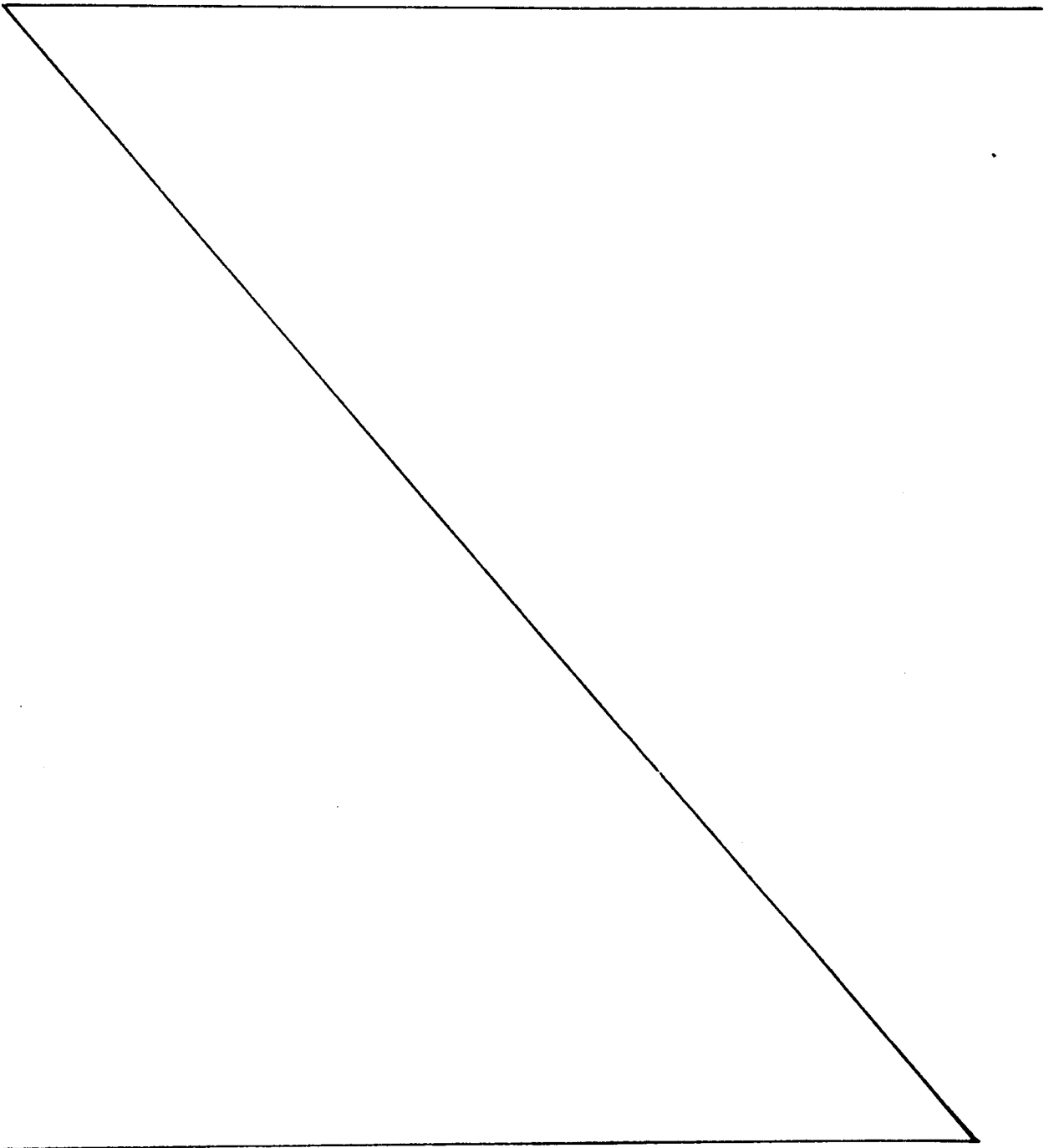
2. Prostitution on City Streets (Cont'd.)

THEREFORE BE IT RESOLVED THAT Section 195 be amended by adding thereto Section 195.2 to read as follows:

195.2 For greater certainty

- (a) "Prostitution" in Section 195.1 means sexual conduct performed by either a male or female person;
- (b) "Public place" in Section 195.1 includes any means of transportation located in or on a public place; and
- (c) "Soliciting" need not be pressing or persistent conduct in order to constitute an offence under Section 195.1".

- (Notice)



Regular Council, September 11, 1979 . . . . . 21

ENQUIRIES AND OTHER MATTERS

Alderman Bellamy

Western Shellfish Ltd.

referred to a letter he had received from Western Shellfish Ltd. indicating a problem they are encountering with sale of their fish due to the current strike of B.C. Ice. Mr. Livingstone, the operator of Western Shellfish Ltd. was requesting permission to sell his fish from a truck or alternatively, permission to locate on a commercially-zoned property on an intermittent basis.

MOVED by Ald. Bellamy,  
SECONDED by Ald. Harcourt,

THAT Council instruct the Director of Permits and Licenses to issue a license to Western Shellfish Ltd. for the sale of fish from a commercial property during the duration of the strike and subject to meeting the health requirements and other relevant conditions.

- CARRIED UNANIMOUSLY

Alderman Boyce

referred to the desire of the Bayshore Inn to use fill from the Harbour Park site for its current development. She requested officials to expedite the issuance of a permit by the NHB.

The Mayor advised that the City has no power to act in this matter without permission from the NHB and until the agreement has been reached between the Council and the Park Board on the Harbour Park property. He advised that a meeting between the City and the Park Board is tentatively scheduled for October 9, 1979.

Alderman Gerard

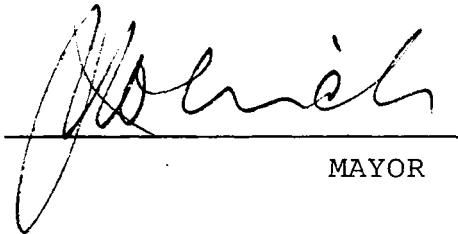
referred to the difficulty encountered by staff and Aldermen in viewing the map board because of the location of the TV cameras in the Chamber and requested that consideration be given to relocating the TV cameras elsewhere in the Chamber.

The Mayor indicated he will endeavour to rectify this matter.


The Council adjourned at approximately 6:00 p.m.

\* \* \* \* \*

The foregoing are Minutes of the Regular  
Council Meeting of September 11, 1979,  
adopted by Council on September 18, 1979.



MAYOR



CITY CLERK

Del. 2(i)

026

MANAGER'S REPORT

Date September 7, 1979

TO: Vancouver City Council

CLASSIFICATION: INFORMATION

SUBJECT: Interim Parking - North side of 10th Avenue  
between Cambie and Yukon Streets

The Director of Civic Buildings reports as follows:

"City Council at its meeting on July 24, 1979, when dealing with a report on the above subject, passed the motion that the report be referred to the Standing Committee on Planning and Development for consideration at its meeting on July 26, 1979.

After considering the report, the Committee requested that various options be outlined for a report back to Council. Since the Council meeting on July 24, 1979, and the subsequent Committee consideration, an important change has occurred that effects the original proposal. This concerns the continued use of the Cambie Street Parking Lot.

The Provincial Government originally reported that the Family Court Building was to be constructed on the south end of their property, at the corner of 12th Avenue and Cambie Street. On that basis it was assumed that the City was reasonably assured of several years continued use of the Cambie Street Parking Lot.

The location of the new Family Court Building is no longer firm and there is a likelihood that the Courts may be constructed on the parking lot at the north end of the site. Although no final decision has yet been made, the continued use of the parking lot by the City is in question. The City rents 181 parking spaces in the Cambie Lot in order to satisfy the off-street parking requirements of the Development Permit for the City Hall Complex. The new parking lot proposed for the City-owned 10th Avenue property has a capacity of 164 parking spaces.

The Standing Committee requested that various options for the use of the City-owned property on 10th Avenue be listed for Council's information. There are many variations, however the basic options are as follows:

1. Delay any decision until the location of the Provincial Family Court Building is settled and the availability of parking is established. If the status is still not known in 3 months, a further report could be made to Council or Committee on the matter.
2. Develop the total site as parking for the City Hall Complex as planned. This would relieve the immediate parking situation in the surrounding area. Should no parking be available on the Cambie Lot in the future, additional parking may be required to fulfil the requirements of the Development Permit.

The cost is estimated at approximately \$120,000 for a well-designed parking lot.

3. Generally maintain the status-quo until it becomes necessary to develop the City-owned site. This situation might range for from 1 to 5 years, or longer, depending on the decisions made relative to the Family Court or future City requirements.

This option requires decisions on the various parcels of property involved, such as the following:

- A. The westerly 99' of the property.

This is, at present, vacant land for which a development permit has been issued for a commercial parking lot.

Council has approved this development, therefore we would normally proceed with this development unless instructed otherwise.

Cost to develop - \$35,000. Estimated income \$750.00 per month.

The net capital cost would be at risk because this development for

parking does not fit in with a suitable development of parking for the whole site.

B. Residential buildings.

There are four residential buildings on the center portion of the site. Because of their uncertain future, very little funds have been expended on maintenance, consequently they are in poor condition and require upgrading if they are to be retained. The cost to upgrade can vary considerably, depending on the planned life expectancy and the level of maintenance considered acceptable. The two extremes are estimated as follows:

- a. Carry out essential maintenance only with tenancy expectation as very transient at minimal rent rate.

Total cost to renovate - \$20,000.

Estimated income - \$883 net per month.

- b. Carry out reasonable upgrading and repainting exterior on a life expectancy of 5 years. Suites could be rented on a longer, more secure term.

Total cost to renovate - \$80,000

Estimated income - \$1,110 net per month.

C. Church at east end of the site.

This is at present leased to the Open Bible Chapel for \$1,200 per month, on a month to month basis.

The building is not in good condition and minimum repairs will probably cost approximately \$20,000

To use the building for any other purpose than its present use will probably require substantial upgrading to meet By-law requirements, including seismic and fire at an estimated cost of \$75,000 to \$100,000. The building could then be utilized for Civic purposes such as the Artists Gallery, Meeting Rooms, staff exercise or recreation hall, office space for summer students or special programs, etc.

The options for this building are:

- a. Demolish and do minimal landscaping to vacate land - cost \$7,000.
- b. Maintain building at minimal standards to be used as a Church, or similar use - cost \$20,000. Income - \$1,200 per month, on a month to month basis, on the basis of present tenancy.
- c. Upgrade building to meet By-law requirements - cost \$75,000 to \$100,000.

Existing Parking at City Hall

This is additional information requested by the Committee. The parking totals 373 spaces which exactly fulfils the off-street parking requirements of the Development Permit for the City Hall complex (including the Voters List Building). The parking spaces are designated as follows:



-3-

- Public and press in Upper Driveway and garage in East Wing	96
- Mayor and Aldermen's parking in Lower Driveway	11
- City cars and Senior Staff in Lower Driveway, Cambie Street Lot and Parking Garages in East Wing and Voters List Building	104
- City employees on Cambie Street Lot	<u>162</u>
Total	373
	<u>    </u>

The City Manager submits the above as additional INFORMATION to that contained in the report of July 19, 1979. The information does not change the recommendations in that report.

FOR COUNCIL ACTION SEE PAGE(S) 3

MANAGER'S REPORT

U/B 1

DATE September 7, 1979

TO: Vancouver City Council

SUBJECT: 50 West Cordova Street - Hildon Hotel

CLASSIFICATION: RECOMMENDATION

On July 16, 1979, the City Manager reported to Council on the above matter. He stated that the Health Inspector had not been able to get the operator (Mr. William Morris) to make necessary repairs to the building to bring it up to an acceptable condition. It had reached the state where the Acting Medical Health Officer could not issue an Operating Permit for the premises and was then considering legal action to cause the building to be vacated.

The operator of the hotel in a submission dated July 3, 1979, asked that City Council order a deferment of the legal action for sixty days to enable him to improve conditions to the Inspector's satisfaction.

City Council on July 10, 1979, considered this question and passed the following motion:

"THAT Council instruct its officials to defer to the end of August legal action to vacate the Hildon Hotel, 50 West Cordova Street and the City Manager report back at the end of this period on the condition of the Hotel."

The Director of Permits and Licenses reports as follows:

"Since the above outlined action, the responsibility for the inspection of Lodging Houses has been transferred to the Department of Permits and Licenses but the actual authority to issue Operating Permits and/or order the building vacated remains with the Health Department pending certain By-law changes.

Inspectors, including seconded Health Personnel, from this Department have checked the Hildon Hotel and they report as follows:

1. Some repainting has been done in the rooms and floor coverings have been replaced in three sleeping rooms but it should be noted that the quality of the workmanship in the above items is not acceptable.
2. Floor coverings were ordered to be replaced throughout the building in rooms and hallways. This has not been completed.
3. Walls and ceilings in hallways, stairways, washrooms and in several rooms were to be repaired and repainted. This work has not been completed.
4. Broken windows have to be replaced in five rooms.
5. New traps were ordered installed on hand basins in seven rooms. This has not been done.

The agreement was that Mr. Morris would concentrate his efforts on the 2nd and 3rd floors and bring them into full compliance with requirements of the Lodging House By-law. The tenants in the 4th, 5th and 6th floors would then be moved down into the first two renovated floors and the three upper floors would then be closed off. This has not been done.

September 7, 1979

During their inspections, our staff noted that the general livability standard in this building is low, with sagging floors, overall building deterioration and general aging. It appears that no amount of cosmetic work such as cleaning or repainting would suffice to provide a long term solution.

The Fire Department reports that there are several problems involving fire safety still outstanding but that these involve the beer parlour, not the rooming house portion.

If City Council approves the recommendation of this report, Social Planning Department advises that they, through the Red Door Rental Aid, can assist in relocating the tenants from this building but that this operation could take up to six (6) weeks.

RECOMMENDATIONS:

The Director of Permits and Licenses recommends that:

1. The City Medical Health Officer proceed to take the necessary legal action to cause the building to be vacated. It is understood that the earliest date that such a notice could be made to expire is October 31, 1979.
2. The City Council instruct the Director of Permits and Licenses to use his discretionary powers to order a complete upgrading of this building, if in fact the building owner proposes to continue to use these premises for housing purposes."

The City Manager RECOMMENDS that the recommendation of the Director of Permits and Licenses be approved.

FOR COUNCIL ACTION SEE PAGE(S) 10

MANAGER'S REPORT, SEPTEMBER 7, 1979 . . . . . (WORKS: A1 - 1)

WORKS AND UTILITY MATTERS

INFORMATION

1. Tender Awards

The Purchasing Agent reports as follows:

"In accordance with Council policy, contracts for the following supplies were awarded by the City Manager/authorized City Officials:

Walkway Luminaires & Poles  
 Supply of Reflective Sheeting  
 Garbage Containers  
 Back Pack Demand Air Masks and Cylinders  
 Radio Voice Voting Systems for Fire Department  
 Unassembled Treated Wooden Meter Boxes  
 Aerial Ladder And Service Body  
 Supply & Delivery of Waterworks Brass Fittings  
 Industrial Casters  
 Chocolates/Candies/Nuts for the Queen Elizabeth Theatre  
 Dump Body Hoists  
 Sewer Castings, Manhole Covers, Frames & Extensions  
 School Buses  
 Auto Mirrors & Protective Lighting  
 Ice Resurfacers - Self-propelled  
 Supply & Delivery of 4", 6" and 8" Ductile Iron Pipe  
 Supply of 3-Wheel Police Vehicles  
 Genuine Original Equipment Ignition Parts  
 Supply of Electric Lamps and Ballasts

Copies of the details of these Tender Awards are attached."

The City Manager submits the foregoing report for Council's INFORMATION.

RECOMMENDATIONS

2. Sewer Reconstruction on Georgia Street from Vernon Drive to Clark Drive

The City Engineer reports as follows:

"The sewer on Georgia Street from Vernon Drive to Clark Drive, constructed in 1908, has collapsed. It has been temporarily repaired.

This sewer should be reconstructed as soon as possible. The estimated cost of this work is \$55 000. Funds are available from Sewers Capital Account 118/7904 - 'Replacement - Unappropriated'.

I recommend that \$55 000 be appropriated from Account No. 118/7904 for reconstruction of this sewer."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

MANAGER'S REPORT, SEPTEMBER 7, 1979 . . . . . (WORKS: A1 - 2)

3. 37th Avenue Feedmain - Adjustment of Waterworks Capital Account

The City Engineer reports as follows:

"The replacement of the 37th Avenue feedmain between Dunbar and Trafalgar was part of the 1977 Waterworks construction program and funds had been set up and appropriated accordingly.

Field investigation work has now shown that the replacement of this main can be postponed until the next Five-Year Plan and that the freed funds can be used for higher priority work elsewhere.

Consequently, the existing appropriation of \$240 000 can be reduced to \$11 000, the latter amount being needed to offset the costs for investigative work.

I therefore recommend that the appropriation of \$240 000 under Account 122/3005 be reduced to \$11 000 and the \$229 000 be transferred to Waterworks Capital Account 128/7901, 'Short Notice Projects - Unappropriated'."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 13

BUILDING AND PLANNING MATTERSRECOMMENDATION1. Grandview-Woodland N.I.P. - Lord Nelson Field Improvements

The Director of Planning reports as follows:

"On July 12, 1977 Council approved the Grandview-Woodland N.I.P. Concept Plan which includes an allocation of \$125,000.00 to "provide a children's playground for school and community use" and "improve the playing field to the west of the school" at Lord Nelson Elementary School.

The purpose of this report is to recommend the appropriation of funds for the resurfacing of the playfield to the west of the school building.

Due to a very low ratio of park space relative to the population of this area (.9 acres/1000 compared to the City average of 6.65 acres/1000), the Grandview-Woodland N.I.P. Committee is encouraging the development of school sites for general community recreation wherever possible. The Concept Plan, therefore, provided for a comprehensive approach to the upgrading of School sites including Laura Secord, Sir William Macdonald and Lord Nelson. This project represents one component of the overall approach to increasing the effective park space in the area.

With this purpose in mind, a very thorough upgrading of the playing field is proposed. A complete new drainage system is intended to underlay a sand/sawdust based field. The surface will be sodded rather than seeded in order to make it usable at the earliest possible date. In order to keep the new surface in good condition at a low maintenance cost a built-in irrigation system is to be included.

The total cost of improvements is estimated by the Vancouver School Board to be \$56,100.00 including overheads of \$2,805.00. The Board on June 4, 1979 approved of the proposed field improvement project and agreed to fund the overheads, not to exceed \$2,805.00 (Letter Attached, Appendix I). \$53,295.00 of N.I.P. funds would therefore be required to implement this project.

The Grandview-Woodland N.I.P. Committee recommends this appropriation of funds for the construction of a new field at Lord Nelson School.

The Director of Planning recommends:

That Council approve the appropriation of \$53,295.00 from the Grandview-Woodland N.I.P. Social/Recreational Account #898-9404 for the construction of a new playing field at Lord Nelson Elementary School, with costs to be shared as follows:

C.M.H.C.	\$26,647.50
Prov. of B.C.	13,323.75
City of Vancouver	13,323.75 "

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

2. Champlain Heights - Enclave 14 Land Tenure

The Assistant Project Manager for Champlain Heights and the Director of Finance report as follows:

"On 12th December 1978, Vancouver City Council agreed to lease 2 acres of the 3.59 acres in Enclave 14 to the Society of Royal Arch Masons for the development of a personal and intermediate care facility. Also receiving Council approval on that date were the terms and conditions for the ground lease.

The 1st June 1979 was the date set for all parties to enter into the lease.

Clause 2 continued

A draft lease for the Champlain Heights Care Facility was prepared by the City Law Department. It incorporated the specific terms and conditions for this development as presented in the report to Council 12th December 1978. It had the same format and style of leases previously agreed to between the City of Vancouver and C.M. & H.C. A copy of this document was circulated to C.M. & H.C., the Royal Arch Masons, and to the Provincial Ministry of Health, on the 29th March 1979.

On 22nd May 1979, C.M. & H.C. indicated that, subject to Provincial agreement, C.M. & H.C. was willing to approve the lease in form and content as drafted.

However, in a letter dated 15th May 1979, the Ministry of Health informed the Champlain Heights Development Group that they wished some changes in the lease document.

On 12th June 1979, the Champlain Heights Development Group reported to Council on development to that date and sought and received Council approval for a 120 day time extension to 28th September for payment of rent and execution of the lease.

City staff and the Development Group have met with representatives of the Provincial Attorney-General's Department and Ministry of Health on three occasions. The basis for the discussion was modification to the original draft lease.

However, on the 13th August 1979, in a letter to the Development Group, the Provincial representatives suggested that the Province would prefer that:

- a. That the sponsoring society should have freehold title to the land on which the Care Facility is developed.

In the event that this is not possible, the Province would agree to lease but request that, in order of preference, the following rights be accorded:

- i) the option to purchase at the end of the lease by the Society.
- ii) the right of first refusal to purchase at the end of the lease term by the Society.
- iii) the option to renewal for a further 33 year period at the end of the lease.

(Copy attached as Appendix I).

Discussion on the 14th August confirmed this to be Provincial position.

Champlain Heights Development Group and City staff considered Provincial request to be beyond their terms of reference to negotiate an acceptable lease for the development of a Personal and Intermediate Care Facility on a portion of the lands within Enclave 14.

On 4th September 1979, the Development Group received an offer of \$500,000 from the Province to purchase the care facility site of 2 acres (attached as Appendix II). The letter indicated a number of undertakings into which the Province would be prepared to enter, and requested that this proposal be presented to City Council.

The purpose of this report is:

- a) To present to Council the Provincial offer to purchase, for approximately \$500,000, 2 acres of Enclave 14 for the construction and operation of a Personal and Intermediate Care Facility to be sponsored by the Society of Royal Arch Masons.
- b) To seek confirmation on Council policy on the question of land tenure in the Champlain Heights Development Areas E and F.  
i.e. that lands in Champlain Heights, Areas E and F, are to be leased for development and not sold.

Clause 2 continued

The Director of Finance and the Assistant Project Manager for Champlain Heights are strongly opposed to the Province's proposal which would cause a major change in the Champlain Heights development policies and wish to make the following points:

1. The principal benefit of the leasing policy is that it provides the opportunity to redevelop and change land uses at the end of the lease term. To advocate the sale of a small 2 acre parcel in the middle of very large tract, 120 acres plus, of leased properties would be creating an ambiguous situation and one which can only portend difficulties for any overall future redevelopment of these lands.
2. It has been City Council's consistent policy to lease lands for development in Champlain Heights Areas E and F. Parties entering into negotiations for development of these lands did so knowing that leasing was Council policy. The lease tenure of the site was made clear to the sponsors from the very beginning.
3. The sale of this parcel will encourage other individual developers, particularly non-market/non-profit sponsors, to seek a change in Council policy from a lease situation to a freehold situation.
4. The sale of this parcel would set a precedent for land tenure for all care facilities to be developed on presently owned City lands.
5. With regard to the Province's request that they be granted additional rights at the end of the 60 year term, it should be noted that should a personal care home be the most appropriate use of this site, it would be possible at that time to negotiate a new lease. However, to agree to such a renewal now would reduce Council's flexibility in dealing with the site. It should be noted that Council has already refused a request by the Royal Arch Masons for an 'option' to renew. In addition, Council on December 12th 1978 resolved that these future land use decisions should be made by the Council of the day.

In view of the foregoing, the Director of Finance and the Assistant Project Manager recommend that:

- A. City Council re-affirm its policy that all lands in Champlain Heights, Areas E and F, are to be leased for development.
- B. City Council instruct the Assistant Project Manager and staff to finalize lease negotiations with the Society and the Province in accordance with the terms and conditions as generally set out in the Appendix of the report to Council 12th December 1978, subject to a report back by staff.
- C. In the event that Council approve recommendations 1 and 2 above, that Council agree to a 30 day extension to complete lease negotiations with the Province."

The City Manager RECOMMENDS that the foregoing recommendations of the Director of Finance and the Assistant Project Manager be approved.

FOR COUNCIL ACTION SEE PAGE(S) 13



FINANCE MATTERS

RECOMMENDATIONS

1. 1979 Recreation Facilities Assistance  
Grant - Approvals and Rejections

The Director of Finance reports as follows:

"The following Table shows the 1979 application for R.F.A.P. and the current status of Provincial approvals. The projects (both City and private) are in order of priority as determined by City Council.

<u>PRIORITY</u>	<u>PROJECT</u>	<u>REQUEST</u> (As adjus- ted)	<u>APPROVED</u>	<u>REJECTED</u>
<u>City-Initiated Projects:</u>				
1	Kerrisdale Pool	200,000	200,000	
2	Champlain Heights C.C.	400,000	400,000	
3	False Creek C.C.	217,000		217,000
4	John Hendry Park	400,000		400,000
6	Kerrisdale Lawn Bowling	20,000		20,000
9	Sunset Community Centre	125,000		125,000
13	Trout Lake Community Centre	25,000		25,000
		<u>1,387,000</u>	<u>600,000</u>	<u>787,000</u>
<u>Private-Initiated Projects:</u>				
5	Granville Isl. Waterfront Theatre	65,000*	(No decision to date)	
7	Chinese Cultural Centre	400,000	400,000	
8	Vancouver Indian Centre	400,000	300,000	100,000
10	Boys and Girls Club (amended)	46,000	46,000	
11	Kiwassa Neighbourhood Services	39,083		39,083
12	Vancouver East Cultural Centre	48,550	45,000	3,550
14	McBride Gymnasium	20,000		20,000
15	Armenian Cultural Association	90,000		90,000
16	United Croates of Canada	355,000		355,000
		<u>1,463,633</u>	<u>791,000</u>	<u>607,633</u>

\*65,000 N.D.

In addition to the foregoing there were four projects from 1978 that were under consideration with only one approved, a private property, as follows:

<u>City</u>			
Carnegie Building	400,000	Rejected	
Capilano Stadium	183,333	"	
Captain Cook Park	3,848	"	
	<u>587,181</u>		
<u>Private</u>			
Neighbourhood Svces. Association	45,446	Approved	
	<u>632,627</u>		

Summary Incl. 1978 Projects Under Consideration:

	<u>Requested</u>	<u>Approved</u>	<u>Pending</u>	<u>Rejected</u>
City Projects	1,974,181	600,000	-	1,374,181
Private	<u>1,509,079</u>	<u>836,446</u>	<u>65,000</u>	<u>607,633</u>
Total	3,483,260	1,436,446	65,000	1,981,814

Clause No. 1 cont'd:

City Council basically has the following options with regard to the rejected projects:

1. Not proceed with all or part of the projects where extra funding is required.
2. Appeal the decision of the Province.
3. Proceed with certain projects by reducing the project and/or providing funding from other sources.
4. Delay the project until the next R.F.A.P. funding.

The Superintendent of Parks recommends that Council appeal the rejection decision on the five City-initiated projects, for the following reasons:

1. False Creek Community Centre - \$217,000

Since the RFAP grant was processed, the planning for this facility has proceeded; the site has been selected and the space programming has been completed. The rejection of the grant places the entire project in jeopardy as alternate fund sources are not available.

2. John Hendry Park Development - \$400,000

- . Trout Lake is the only natural swimming beach in Vancouver's eastern area;
- . The water quality is becoming a concern to the health officials;
- . Cedar Cottage N.I.P. Committee identified the redevelopment of John Hendry Park and Trout Lake as a high priority and initiated a lake study, in 1975, by Ker, Priestman and Associates Ltd.;
- . The Federal Ministry of State for Urban Affairs allocated \$1,000,000.00 in December 1977, toward the project which allowed the planning process to proceed;
- . The Trout Lake Planning Group was formed and met regularly for about a year with Park Board staff and Consultants developing a concept plan;
- . Park Board capital, in the amount of \$100,000.00 from a total Park Board budget of \$1,500,000.00 for the entire City, was approved in 1979;
- . The rejection of the R.F.A.P. grant reduces the first phase development considerably and eliminates the water play area completely;
- . The attached "John Hendry Park - an Urban demonstration project" provides further information; and
- . A "Revised Budget for the first priority items" is also attached.

3. Kerrisdale Lawn Bowling Extension - \$20,000

The Kerrisdale Lawn Bowling Clubhouse has been in need of redevelopment for several years. The enlarged facility is needed for the seasonal lawn bowling activities and will also allow off season public programs to use the same space, thus increasing the use of the facility.

The Lawn Bowling Club has been raising funds over the past year as its contribution to the project.

4. Sunset Community Centre Improvements - \$125,000

The Sunset Community Centre improvements project has been underway since 1977. In 1978, a contract was awarded for the first phase of the project.

Further improvements to the change rooms, washrooms and kitchen are needed for the successful operation of this facility which will not be possible without the assistance of the R.F.A.P. grant.

5. Trout Lake Community Centre Racquetball Court - \$25,000

One racquetball court has been provided using Cedar Cottage N.I.P. funds. The proposed court will provide a viable facility in a section of the City that lacks this kind of recreational outlet.

Clause No. 1 cont'd:

If the appeal fails on the False Creek Community Centre it will probably be possible to provide MIG funding for the shortfall. If the appeals fail on the other projects they may have to be altered, cancelled or delayed. After hearing from the Province on the appeals the Superintendent of Parks can report back on the options for each project.

Recommendation

The Director of Finance and Superintendent of Parks recommends:

THAT Council appeal the R.F.A.P. rejection of the five City-initiated projects."

The City Manager RECOMMENDS approval of the recommendation of the Director of Finance and Superintendent of Parks.

2. Investment Matters (Various Funds) July 1979

The Director of Finance reports as follows:

"(a) Security Transactions during the month of July 1979.

(b) Summary of Securities held by the General and Capital Accounts.

(a) SECURITY TRANSACTIONS DURING THE MONTH OF JULY 1979

1. GENERAL AND CAPITAL ACCOUNT TRANSACTIONS (PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Cost	Term Days	Annual Yield
<u>Chartered Bank Deposit Receipts and Government Notes</u>						
July 3	Bank of Montreal	Aug. 1/79	\$ 3,026,457.53	\$ 3,000,000.00	29	11.10
3	Mercantile Bank of Canada	Oct. 31/79	2,073,643.84	2,000,000.00	120	11.20
3	Bank of British Columbia	Dec. 14/79	4,198,776.99	4,000,000.00	164	11.06
3	Royal Bank of Canada	Nov. 15/79	4,165,106.85	4,000,000.00	135	11.16
3	Bank of Nova Scotia	Aug. 31/79	3,054,118.36	3,000,000.00	59	11.16
3	Bank of Nova Scotia	Oct. 31/79	2,073,643.84	2,000,000.00	120	11.20
4	Bank of Montreal	Aug. 16/79	1,519,579.73	1,500,000.00	43	11.08
4	Bank of Montreal	Aug. 31/79	2,035,372.05	2,000,000.00	58	11.13
4	Royal Bank of Canada	Nov. 15/79	3,122,802.74	3,000,000.00	134	11.15
4	Royal Bank of Canada	Nov. 20/79	2,084,923.29	2,000,000.00	139	11.15
4	Banque Canadienne Nationale	July 11/79	5,009,589.04	5,000,000.00	7	10.00
4	Banque Canadienne Nationale	July 10/79	5,008,219.18	5,000,000.00	6	10.00
4	Toronto Dominion Bank	Aug. 2/79	1,008,787.40	1,000,000.00	29	11.06
4	Bank of British Columbia	July 5/79	5,001,609.59	5,000,000.00	1	11.75
4	Canadian Imperial Bank of Commerce	July 17/79	1,000,000.00	996,221.18	13	10.65
4	Royal Bank of Canada	July 13/79	3,496,875.57	3,487,502.32	9	10.90
4	Bank of Montreal	Aug. 17/79	999,100.52	985,908.26	44	11.10
5	Royal Bank of Canada	Jan. 15/80	2,116,931.51	2,000,000.00	194	11.00
5	Royal Bank of Canada	Nov. 2/79	1,036,591.78	1,000,000.00	120	11.13
5	Royal Bank of Canada	Nov. 15/79	3,121,667.67	3,000,000.00	133	11.13
5	Royal Bank of Canada	Nov. 16/79	1,040,860.82	1,000,000.00	134	11.13
5	Royal Bank of Canada	Nov. 19/79	1,041,775.62	1,000,000.00	137	11.13
5	Royal Bank of Canada	Nov. 30/79	3,135,389.59	3,000,000.00	148	11.13
5	Bank of British Columbia	Sept. 17/79	1,022,423.01	1,000,000.00	74	11.06
5	Bank of British Columbia	Oct. 2/79	1,027,090.14	1,000,000.00	89	11.11
5	Bank of British Columbia	Oct. 17/79	1,031,684.38	1,000,000.00	104	11.12
5	Bank of British Columbia	Dec. 14/79	2,098,176.44	2,000,000.00	162	11.06
5	Bank of British Columbia	Dec. 31/79	3,162,718.36	3,000,000.00	179	11.06
6	Bank of Nova Scotia/ Toronto Dominion Bank	July 10/79	1,974,228.23	1,972,067.06	4	10.00

## MANAGER'S REPORT, SEPTEMBER 7, 1979 . . . . . (FINANCE: A7-4)

Clause No. 2 cont'd:

6	Bank of Montreal	July 12/79	3,964,435.76	3,957,604.83	6	10.50
6	Toronto Dominion Bank	Sept.18/79	511,201.37	500,000.00	74	11.05
6	Royal Bank of Canada	Nov. 30/79	522,311.78	500,000.00	147	11.08
6	Royal Bank of Canada	Dec. 3/79	1,045,534.25	1,000,000.00	150	11.08
6	Bank of Montreal	Dec. 14/79	2,097,570.41	2,000,000.00	161	11.06
9	Banque Canadienne Nationale	July 10/79	5,001,609.59	5,000,000.00	1	11.75
10	Bank of Montreal	Dec. 14/79	3,142,719.45	3,000,000.00	157	11.06
10	Bank of Montreal	Dec. 17/79	1,048,482.19	1,000,000.00	160	11.06
10	Bank of Montreal	Dec. 19/79	3,147,264.66	3,000,000.00	162	11.06
10	Bank of Montreal	Jan. 2/80	1,053,330.41	1,000,000.00	176	11.06
10	Bank of Nova Scotia	Jan. 15/80	3,171,653.42	3,000,000.00	189	11.05
10	Toronto Dominion Bank	Aug. 15/79	1,010,947.95	1,000,000.00	36	11.10
11	Canadian Imperial Bank of Commerce	Sept.28/79	2,048,482.19	2,000,000.00	79	11.20
11	Toronto Dominion Bank	Feb. 15/80	2,663,500.00	2,500,000.00	219	10.90
11	Bank of Montreal	July 23/79	500,000.00	498,200.00	12	11.00
12	Mercantile Bank of Canada	Oct. 10/79	2,569,041.10	2,500,000.00	90	11.20
12	Mercantile Bank of Canada	Oct. 1/79	2,049,709.59	2,000,000.00	81	11.20
13	Toronto Dominion Bank	Oct. 11/79	1,541,239.73	1,500,000.00	90	11.15
16	Bank of Nova Scotia	Jan. 15/80	4,221,605.48	4,000,000.00	183	11.05
16	Mercantile Bank of Canada	July 17/79	2,500,753.42	2,500,000.00	1	11.00
17	Toronto Dominion Bank	Aug. 16/79	3,027,542.47	3,000,000.00	30	11.17
18	Banque Canadienne Nationale	July 19/79	3,000,965.75	3,000,000.00	1	11.75
19	Banque Canadienne Nationale	July 20/79	3,000,965.75	3,000,000.00	1	11.75
20	Banque Canadienne Nationale	July 23/79	3,002,342.47	3,000,000.00	3	9.50
23	Banque Canadienne Nationale	July 26/79	3,503,452.05	3,500,000.00	3	12.00
25	Royal Bank of Canada	Jan. 10/80	1,316,558.22	1,250,000.00	169	11.50
26	Vancouver City Savings Credit Union	Sept.20/79	2,035,747.95	2,000,000.00	56	11.65
			<u>\$133,387,111.48</u>	<u>\$130,147,503.65</u>		

2. SINKING FUND TRANSACTIONS (PURCHASES)

<u>Date</u>	<u>Type of Security</u>	<u>Maturity Date</u>	<u>Maturity Value</u>	<u>Price</u>	<u>Cost</u>	<u>Term Yrs/Mos.</u>	<u>Yield %</u>
<u>Debentures</u>							
July 4	City of Vancouver 10.00%	Dec. 16/94	CAN\$ 20,000.00	98.375	CAN\$ 19,675.00	15/5	10.
5	City of Vancouver 6.00%	June 15/80	2,000.00	96.090	1,921.80	-/11	10.
11	City of Vancouver 8.75%	Sept.30/88	US\$ 300,000.00	94.000	US\$ 282,000.00	9/3	9.
12	City of Vancouver 8.00%	Apr. 2/93	CAN\$ 3,000.00	85.200	CAN\$ 2,556.00	13/9	10.
			CAN\$ 25,000.00		CAN\$ 24,152.80		
			US\$ 300,000.00		US\$ 282,000.00		
							<u>Days</u>
<u>Chartered Bank Deposit Receipts and Government Notes</u>							
July 31	Canadian Imperial Bank of Commerce	Sept.27/79	CAN\$2,342,432.16		CAN\$2,300,000.00	58	11.
			CAN\$2,367,432.16		CAN\$2,324,152.80		
			US\$ 300,000.00		US\$ 282,000.00		

Clause No. 2 cont'd:

(b) SUMMARY OF SECURITIES HELD BY THE GENERAL AND CAPITAL  
ACCOUNTS ONLY - AS AT JULY 31, 1979

<u>Type of Security</u>	<u>Par or Maturity Value</u>	<u>Cash or Book Value</u>
<u>Short Term</u>		
Chartered Bank Deposit		
Receipts and Government Notes	\$ 159,296,622.14	\$ 153,233,692.46"

The Director of Finance recommends that the above transactions be approved.

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Finance be approved.

FOR COUNCIL ACTION SEE PAGE(S) 13, 14

MANAGER'S REPORT, SEPTEMBER 7, 1979 . . . . (PERSONNEL: A8-1)

PERSONNEL MATTERS

RECOMMENDATION

1. Two New Positions - Taylor Manor

The Director of Civic Buildings reports as follows:

"Taylor Manor is a 58-bed Specialized Residential Care Facility funded by the Long Term Care Program. The residents are all ages and have a combination of psychiatric problems and physical handicaps along with socially unacceptable behavior patterns.

The present staffing level does not meet the Community Care Facilities licensing requirements and the problem was discussed with the Administrator of the Long Term Care Program in November, 1978. Following the discussion a request for two additional staff was made and funding for these positions was included in the 1979-1980 budget that was submitted to Long Term Care, Ministry of Health in January, 1979.

On July 24, 1979 the Ministry of Health gave written approval of the 1979-1980 operating budget which included 100% funding for the following positions:

2 Adult Care Workers - Pay Grade 16

I recommend approval of these positions and authorization for the Director of Personnel to proceed with the classifications."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Civic Buildings be approved.

FOR COUNCIL ACTION SEE PAGE(S) 14

MANAGER'S REPORT, SEPTEMBER 7, 1979 . . . . . (PROPERTIES: A9 - 1)

PROPERTY MATTERS

RECOMMENDATIONS

1. Renewal of Encroachment Agreement to Shell Canada Limited -  
N/W Corner of 65th Avenue and Granville Street

The Supervisor of Properties reports as follows:

"A portion of Granville Street, ten feet in width, immediately adjacent to the easterly boundary of Lot B, Block 3, D.L. 325, is leased to Shell Canada Limited by way of an agreement dated August 1, 1969.

The agreement expired on July 31, 1979, and Shell Canada Limited wish to renew the agreement. The City Engineer, in a letter dated May 11, 1979, concurs that the widening strip agreement can be renewed.

Negotiations have now been completed and, by letter dated August 20, 1979, Shell Canada Limited have agreed to the following points.

- (a) Rental increase from \$1 per annum to \$260 per annum, effective August 1, 1979
- (b) Rental review every five years
- (c) One year's notice in writing given by either party to terminate the agreement
- (d) All other terms and conditions as contained in current lease dated August 1, 1969

It is recommended that the Director of Legal Services be authorized to prepare an Encroachment Agreement to Shell Canada Limited reflecting the general terms set out in this report and other terms agreed to in negotiations, all subject to the agreement being drawn to the satisfaction of the Director of Legal Services and the Supervisor of Properties."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

2. Renewal of Lease to Walter Zell and  
Jarvis Electric Ltd.

The Supervisor of Properties reports as follows:

"Lots 4-6, Block 122, D.L.541 known as 1420 Howe St. was purchased in 1952 for Granville Bridge and approaches. The one storey warehouse type building is located partially under Howe Street ramp.

The land and building are divided into two sections, the front portion is leased to Walter Zell at a rent of \$470.00 per month plus a portion of taxes and the rear to Jarvis Electric Ltd. at a rent of \$380.00 per month plus a portion of taxes.

Their leases expired on June 30, 1979 and the lessees have requested renewals and the City Engineer concurs.

Clause No. 2 cont'd:

After negotiation the lessees have agreed as follows:

- TERM - 5 years from July 1, 1979.
- RENT - Walter Zell, \$600.00 per month plus 54% of taxes as if levied.  
Jarvis Electric, \$515.00 per month plus 46% of taxes as if levied.

It is recommended that this property be leased to Walter Zell and Jarvis Electric Ltd. and the Director of Legal Services be instructed to prepare leases reflecting the general terms set out in this report and other terms agreed to in negotiations all subject to the agreements being drawn to the satisfaction of the Director of Legal Services and the Supervisor of Properties and the execution of the lease agreements."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

- 3. Sale of Property -  
Lot C, Block N, D.L. 393, Plan 17729  
W/S of 4600 Nanaimo Street - Zoned RS-1

The Supervisor of Properties reports as follows:

"Under the authority of the Property Endowment Fund Board, tenders were called for the purchase of the following-described property on August 7, 1979, and were opened in public at 9.30 a.m. Monday, August 27, 1979.

Recommended that the following offer to purchase, being the highest offer received and representative of current market value, be accepted and approved under the terms and conditions set down by Council.

Lot C, Block N, D.L. 393, Plan 17729  
W/S of 4600 Block, Nanaimo Street - Zoned RS-1

<u>Purchaser</u>	<u>Approx. Size</u>	<u>Sale Price</u>	<u>Terms</u>
T. C. Thong	36.11'/35.95' x 116.88'/120.98'	\$37,760	City terms @ 13%

Subject to Bulkhead Agreement in favour of the City as the lot is below street level"

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.



DATE September 4, 1979

TO: Vancouver City Council

SUBJECT: Champlain Heights Enclave 1 -  
Construction Deadline Starts

CLASSIFICATION: RECOMMENDATION

The Champlain Heights Assistant Project Manager reports as follows:

"When the City and Daon Development agreed to the sale of Enclave 1 for the construction of 70 single family homes, the Option to Purchase Agreement contained a construction timetable which set dates for the pouring of a specified number of foundations. The intent of this timetable was to ensure that houses were built within a reasonable length of time.

The first deadline was June 8th, 1978, at which time 23 foundations were to be in place. In May 1978, Daon advised that 21 foundations had been poured and that a two month extension was needed to meet their commitment. This Council agreed to. In August, an additional two months extension was requested and allowed by Council.

The second deadline for the pouring of a total of 46 foundations was to be 8th June 1979. On 29th May 1979, Council were informed that:

"As as 22nd May 1979, 27 houses have been constructed and completed. The developer is currently seeking a number of minor amendments to the presently approved Development Permit for 5 lots and development approval for new plans for 9 lots (2 lots of which are already sold on the basis that development approval will be forthcoming). Construction on these lots will satisfy the second deadline."

The anticipated Development approval proved to be elusive and after extended negotiation, it was requested that Daon submit completely new Development Permit Applications for the overstanding 41 lots which thus remain.

The major problem was that the design changes necessary to provide marketable houses from Daon's viewpoint could not be considered "minor amendments" to the original Development Permit.

Daon have engaged the services of an architectural firm for the preparation of a new Development Permit Application.

Daon's Construction Manager informs me that the second deadline presently extended to 8th September for the pouring of 46 foundations cannot be satisfied. 27 foundations have been poured to date, and that his revised timetable is as per the attached letter.

In view of the foregoing, the Assistant Project Manager recommends as follows:

THAT the Director of Legal Services take such steps as are necessary to grant Daon Development Ltd. a further six month extension from September 8th, 1979, for construction of 46 foundations in Enclave 1.

This extension date does not extend the completion dates on the final phase of development in Enclave 1. "

The City Manager RECOMMENDS that the foregoing recommendation of the Assistant Project Manager be approved.

FOR COUNCIL ACTION SEE PAGE(S) 14

DATE SEPTEMBER 4, 1979

TO: Vancouver City Council

SUBJECT: Change of a Single-Family Dwelling to Multiple Dwelling  
Units and Strata Title Conversion

CLASSIFICATION: RECOMMENDATION

The Director of Planning reports as follows:

"Section 5 of the Strata Titles Act requires that the conversion into strata lots of any previously occupied building be approved by the approving authority, which in the City of Vancouver is Council. Regulations have existed since 1973 to ensure that the rights of tenants are protected and that the subject buildings are upgraded to a reasonable standard.

These regulations do not appear to be appropriate in the situation where an owner-occupied single family dwelling is altered and/or added to in order to provide two or more dwelling units under approved permits. The Director of Legal Services advises that such an alteration should be classed as new construction, and not require Council approval.

However, the Strata Titles Act provides for only two forms of approval. The first for new development, requires a declaration from a B.C. Land Surveyor to the effect that the building has not been occupied prior to the date of the certificate. The second is the certificate which is issued by the Approving Officer once Council has approved the strata title conversion application.

RECOMMENDATION

As a B.C. Land Surveyor would be unable to certify that such a conversion had not been previously occupied, and the single family dwelling has been owner occupied, the Director of Planning with the concurrence of the Directors of Legal Services, Permits and Licenses and Social Planning, recommends:

That where an owner-occupied single-family dwelling is added to or altered to provide two or more dwelling units under approved Development and Building Permits, the Approving Officer be authorized to execute the appropriate form of approval for strata title on behalf of the City Council."

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved."

FOR COUNCIL ACTION SEE PAGE(S) 15

DATE September 7, 1979

TO: Vancouver City Council

SUBJECT: Application to Rezone the northeast corner of Hastings and Boundary Road in Burnaby to permit construction of two

CLASSIFICATION: high-rise apartment towers.

CLASSIFICATION: RECOMMENDATION

The Director of Planning reports as follows:

"City Council, at its meeting of August 28, 1979, received a letter from a Vancouver resident living one block from the above-proposed rezoning. The letter expressed concern that the proposed development would aggravate existing parking and traffic problems in the area and that it would be a much more intensive use of land than surrounding developments. The author urged Council to protest the proposed high-rise development (out of consideration for the future character of the area).

\*The Planning Department, in response to this letter and to a number of telephone calls, have examined the application and are reporting on its background and some concerns it raises.

#### DESCRIPTION OF APPLICATION

The site in question is the 3-acre block bounded by Hastings, Boundary, Albert and Esmond. The proposed development consists of approximately 42,000 square feet of commercial and office development, with the potential for about 30,000 square feet additional, and of 290,000 square feet of residential space in the form of two high-rise towers, one 19 storeys and one 21 storeys. The proposed Floor Space Ratio is 2.52 and the site coverage is 15% exclusive of the paved deck/parking roof. The towers would provide 194 one-bedroom units and 114 two-bedroom ones for a total of 308 units. Five hundred and forty-six (546) parking spaces would be provided.

The application is by Bosa Brothers Construction Ltd., and is being supported by the Burnaby Planning Department because it is in accord with a Community Plan (see attached Map) produced in 1969 which details development criteria for the 7-block long Hastings corridor between Boundary Road and Rosser Avenue. Similar high density apartment use is envisaged for 5 of the 7 blocks with high density commercial use, at the core of the area at Hastings and Gilmore. The population densities envisaged are comparable to those in the more highly developed areas of the West End.

The existing zoning on the half-block facing Hastings Street is C-3 Commercial which allows for a maximum Floor Space Ratio of 5.0 which is modified if on-site parking is provided. However, the zoning on the northern portion of the site, the half-block facing Albert, is presently R5 which allows for 2-family dwellings of not more than 35 feet in height on lots not less than 50 feet wide. The proposed development is far in excess of currently permitted densities.

#### CONCERNS

The Director of Planning's general concerns are as follows:

Traffic Generation - The proposed development would have about 550 spaces. Future proposals in accordance with the Community Plan for the area could generate some 4,000 - 5,000 additional parking spaces which would undoubtedly increase traffic congestion and volumes on Hastings Street.

Commercial Vitality - Whereas the commercial component of the proposed development would provide needed pedestrian oriented additional commercial space on Hastings, the amount proposed is far in excess of that necessary to serve local residents. Further, such development, proposed for 5 blocks fronting on Hastings, could pose a significant threat to the viability of existing commercial space.

\*The City Clerk received approximately 24 form letters opposing this project, which are on file in the Aldermen's Office.

- 2 -

Shadowing - Because of the width of Boundary Road and the placement of the towers east of Vancouver residents, the shadow effects of the high-rise towers would be negligible west of Boundary. Of course, those Burnaby residents living just north and east of the proposed towers will be adversely affected.

Urban Design - The views of Vancouver residents immediately west of the proposed development will be dominated by the two towers. From an urban design standpoint, construction of such high buildings and others like it so close to the crest of a hill will obscure the topography of the land and give excessive prominence to the area.

Neighbourhood Character - This development, and others like it, will have a most significant and severe impact on existing neighbourhood character. Both Burnaby and Vancouver residents will find their communities considerably changed as congestion, noise and parking problems increase.

#### RECOMMENDATION

It is recommended:

THAT the above concerns should be brought to the attention of Burnaby City Council at the Public Hearing on the evening of September 11, 1979. Burnaby Council should be requested to refuse the application and to review and revise the Burnaby Community Plan;

FURTHER THAT such review should be conducted in consultation with communities on both sides of Boundary Road and Vancouver City staff."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 10

MANAGER'S REPORTDATE: August 31, 1979

TO: Vancouver City Council

SUBJECT: Kensington N.I.P. - Kensington Park Playing Fields

CLASSIFICATION: RECOMMENDATION

The Director of Planning reports as follows:

"BACKGROUND

The Kensington N.I.P. Concept Plan, as approved by City Council on April 4, 1978, included a budget of \$250,000 for improvements to Kensington Park. It was intended that this amount would provide general park improvements and two reconstructed playing fields. City Council has approved an allocation of \$51,735.00 for development of the upper part of the park (pathway, playground, lighting) and an allocation of \$13,500 to retain Amalgamated Recreation Engineers and Network Associates Limited (A.R.E.N.A.) to produce a preliminary design and working drawings for a sand membrane system for the reconstruction of both fields. Tenders have been called and opened for the construction cost of the two new fields. The purpose of this report is to:

1. recommend the allocation of N.I.P. funds to the Vancouver Park Board so that it may retain Bray Enterprises for the construction of the two new playing fields;
2. recommend the allocation of N.I.P. funds to the Vancouver Park Board for the further retention of A.R.E.N.A. to provide consultant management services during the construction of the fields and general inspection and maintenance supervision of the completed fields for a one year period from completion of the contractor's work.
3. recommend the allocation of N.I.P. funds to the Vancouver Park Board for construction maintenance services for the fields up to and including the second cutting following the overseeding application to be added to the contractor's responsibilities.

DESCRIPTION OF PROJECT

As previously agreed to by City Council, the playing fields have been designed as a sand membrane system. The patented name for the system is "Naturturf". Both fields will measure 68.5 X 100.5 meters (75 X 110 yards). The construction package includes the protection of the fields during construction, relocation of a path and approximately four trees, relocating two backstops, rebuilding the existing manhole sections and reconstruction of a baseball diamond. Four bids were submitted by local construction firms for the project.

In addition to the fees already appropriated to retain the services of A.R.E.N.A. as consultants, it is necessary to retain their services during the construction phase of the project. Their responsibilities during this phase include bid evaluation, quality control, inspection services and some minor alterations to the playing field design as outlined later in this report. This would include the provision of a maintenance manual to the Vancouver Park Board for future reference. A.R.E.N.A. has advised that they would prefer to charge on an hourly basis for these services as they will vary depending on the progress made by the contractor and other demands that may be placed on them. They have advised, however, that their fees will not exceed \$18,500. General inspection of the completed fields covering a one year period from completion of the contractor's work including inspections of the grass and system condition and technical advice will be provided by both A.R.E.N.A. personnel and the Agrologist. The fee for this service will not exceed \$5,000. Therefore, the total cost for consultants fees to oversee construction and maintenance for one year would be up to \$23,500.

- 2 -

PROJECT COSTS

When City Council considered the retention of A.R.E.N.A. to produce working drawings for the playing fields, the Planning Department report included A.R.E.N.A.'s estimated total cost for the project of \$219,500. The four bids received by the Park Board on August 8th ranged from \$319,264 to 581,600. These prices are substantially higher than anticipated. The following explanations are offered by A.R.E.N.A. and the contractor:

- this is only the third installation of this kind undertaken locally and some increase is due to contractors' experience gained on those "first time" projects;
- there has been an increase in the cost of sand and pea gravel;
- there was an extra cost for security against vandalism and damage;
- there are uncertain site sub-grade conditions as Kensington Park is known to have some garbage fill which could cause construction problems;
- the field size was increased to accomodate the baseball area.

In addition to the bid prices, there are a number of additional costs which must be added. Because the total cost had come in so much higher than anticipated, the Kensington Citizen Planning Committee recommended that A.R.E.N.A. be asked to negotiate with the low bidder to bring the price down by deleting some of the extras while not compromising the overall design. This has now been done.

A.R.E.N.A. has met with Bray Enterprises, the lowest bidder, and advised that their bid price could be reduced to \$250,000. The reduction in price would be from:

1. limiting the membrane system to that area under the soccer fields only and not under the baseball area;
2. by providing a less sophisticated baseball running track;
3. deleting the automatic fertilizing system.

The total overall price breakdown is as follows:

i)	revised construction bid		\$250,000
ii)	additional costs		
	- materials testing costs	\$ 1,500	
	- agrologists costs	500	
	- control panel	5,000	
	- city works (sewers)	3,000	
	consultants fees:		
	- redesign	4,500	
	- supervision of construction	14,000	
	- supervision of 1st years maintenance	up to 5,000	
		<hr/>	
		\$33,500	\$ 33,500
iii)	construction maintenance to 2nd cutting after overseeding application		up to 15,000
	Sub Total (Additional N.I.P. funds required)		<hr/>
			\$298,500
iv)	fees already paid through N.I.P.		
	- A.R.E.N.A.	\$13,500	
	- Park Board staff	2,500	\$ 16,000
		<hr/>	
	TOTAL PRICE	\$16,000	<hr/>
			\$314,500

Subsequent to this most recent negotiation, the Kensington Citizens Planning Committee reviewed the revised price and recommend the expenditure of N.I.P. funds as outlined above. Because this amount of \$298,500 in addition to the \$67,735 already appropriated to Kensington Park exceeds the \$250,000 budgeted for the park, the Planning Committee recommends that the difference of \$116,235 be taken from the general and schools contingency accounts already set up for Kensington N.I.P. It is understood that this will leave a minimal amount in the contingency fund for the Kensington program, which is not an acceptable "working" budget for the program. The N.I.P. Committee will consider the relative priority of remaining projects and their budgets as part of their regular, six month review of the Concept Plan which is scheduled for this October.

The Director of Planning is concerned that the bid prices have come in so much higher than A.R.E.N.A. had previously estimated. There is some question as to whether this amount can be justified on playing fields that are primarily community-oriented. The existing fields, however, are obviously in need of major reconstruction and there is no doubt the sand membrane system will produce and maintain an excellent playing surface. Given that there is strong support for this type of reconstruction from the Planning Committee and that the N.I.P. budget can be altered within its existing contingencies without jeopardizing other priority projects, the Director of Planning is prepared to recommend the appropriation of the required amount of N.I.P. funds.

#### PARK BOARD POSITION

When the Park Board considered the Kensington N.I.P. proposal to construct the two sand membrane fields on Kensington Park on February 19, 1979, it resolved, in part:

"THAT the Park Board endorses proceeding with Kensington N.I.P. funded redevelopment of the two membrane sand fields on Kensington Park, at a cost not to exceed \$220,000."

Because the submitted bids and even the negotiated low bid is in excess of the maximum cost of \$220,000 agreed to by the Park Board, this project was again brought forward to the Park Board for their consideration on August 27, 1979. At that time, it was resolved:

"THAT the Park Board approve the allocation of \$298,500 N.I.P. funds for the development of the playing fields at Kensington Park and THAT the report to City Council should indicate the ongoing maintenance costs of the fields."

#### MAINTENANCE COSTS

Annual maintenance costs for the fields after acceptance by the Park Board will be higher than for normal playing fields for the following reasons:

1. grass will require more frequent cutting;
2. field repairs requiring a sand grown grass supply will be more expensive;
3. higher operation and maintenance costs for the complex control piping system.

Annual maintenance costs are estimated to be \$13,500. A specific amount based on the foregoing figure will be requested annually by the Park Board for maintenance of these fields.

#### PROJECT TIMING

The tender packages were opened on August 8, 1979. Subsequent to City Council awarding a contract to the lowest bidder, it is expected that construction work will start shortly afterwards. With this schedule it is unlikely that seeding would occur this fall, but take place in the spring of 1980 with the fields ready for use in the fall of 1980.

RECOMMENDATION

The Director of Planning Recommends:

- A. THAT up to \$298,500 be allocated to the Vancouver Park Board so that it may carry out the reconstruction of the two playing fields on Kensington Park as outlined in Section III of this report. \$232,265 is to come from the Kensington Social/Recreational budget account 891/8704 and \$66,235 is to come from the Kensington Contingency account 891/8707. The costs will be shared as follows:

City of Vancouver	(25%)	\$ 74,625
Province of B.C.	(25%)	\$ 74,625
Federal Government	(50%)	\$ 149,250
TOTAL		<hr/> \$ 298,500

- B. THAT City Council on behalf of the Vancouver Park Board award a basic contract to Bray Enterprises for the amount of \$250,000 for the construction of two playing fields on Kensington Park and also award to Bray Enterprises an amount of up to \$15,000 to maintain the playing fields up to the second cutting. Both amounts are to be provided from the \$298,500 in N.I.P. funds referred to in Recommendation #1 above."

The City Manager points out that the extra capital cost above our normal standard for these fields is \$100,000, and the annual extra maintenance cost is in the order of \$10,000 - \$12,000 per year. However, the Park Board believes that it will provide a very high quality playing surface able to withstand twice as much playing time -- in effect, two fields for the price of one. The City Manager RECOMMENDS approval of the recommendations of the Director of Planning.

FOR COUNCIL ACTION SEE PAGE(S) 9



CITY MANAGER'S REPORT

052

September 11th, 1979

TO: Vancouver City Council

SUBJECT: Location of Fire Hall #22

CLASSIFICATION: INFORMATION

The City Manager reports as follows:

This is to inform Council of the latest developments in the bizarre story of the search for a new Fire Hall #22.

History

On November 17th, 1976, Council passed a plebiscite including funds for replacing #22 Fire Hall, since the present hall is:

- too small for modern apparatus
- in a poorly located site

In the Spring of 1977, the Properties Office and the Fire Chief reviewed alternative sites for the Fire Hall.

On July 12th, 1977, In-Camera, Council approved the acquisition of a site at 59th and Laurel Street, but agreement could not be reached with the owners on a suitable price.

In September, 1977, the Properties Office suggested some alternatives including a portion of Oak Park as a land swap.

In November, 1977, Council approved a Local Area Planning Program and it was agreed to refer the Fire Hall relocation to the Program.

In January, 1978, the Marpole area planner reviewed sites with the Fire Chief, rejected most sites, and picked four for further consideration (including S.W. corner of Oak Park).

In the spring of 1978, the Marpole Citizens Planning Committee held several meetings on the subject, with split votes favouring S.W. Oak Park, followed by 59th & Laurel.

On May 1, 1978, the Park Board voted 4:3 that Oak Park was not available.

On August 25, 1978, the City Manager recommended negotiations for the 59th & Laurel site.

On September 14, 1978, the Planning and Development Committee deferred a decision on this recommendation to allow a delegation to come to Council.

On September 26, 1978, Council asked me to investigate as alternatives the Salvation Army property (57th & Oak) and property at 57th & Selkirk. One other possibility was added by Alderman Kennedy.

On November 22, 1978, the City Manager reported on three sites. Only the Salvation Army property was suitable and this would cost a minimum of \$700,000 net.

On November 30, 1978, the Planning and Development Committee recommended instead:

"THAT the purchase of property for the new site for Firehall #22 be on the basis of willing buyer - willing seller, with the Salvation Army property at 57th Avenue and Oak Street being considered as a first priority."

On December 12, 1978, Council accepted that recommendation.

On February 22, 1979, Council, in camera, considered an offer from a property owner at 62nd & Fremlin, and decided not to consider that site.

On July 4, 1979, Council considered an offer from three property owners on Park Drive and Shaughnessy and deferred a decision, pending a meeting of some members of Council with the Park Board on an Oak Park site.

That meeting took place and on July 23, 1979, the Park Board agreed to make available the N.E. portion of Oak Park, "subject to replacement with equivalent developed park land south of 70th Avenue between Granville and Oak Streets, and a minimum of \$175,000 of City funds be provided to undertake improvements to the Marpole-Oakridge Community Centre and Oak Park, such funding to be provided from the City's 1979 supplementary capital funds."

On July 24, 1979, Council unanimously agreed with the above arrangement.

Thereupon, the options on the three properties were allowed to lapse.

#### Latest Developments

On September 10, 1979, the Park Board heard numerous delegations, both against the N.E. corner of Oak Park and against any portion of Oak Park.

Thereupon, the Park Board

- unanimously decided to rescind the motion of July 23 relating to the N.E. corner of Oak Park;
- by a 4:3 vote, decided against making any portion of Oak Park available for a firehall (with suitable compensation).

This latest development takes the three-year effort to find a replacement site back to square one.

The City Manager submits the above for Council's INFORMATION and exasperation.

FOR COUNCIL ACTION SEE PAGE(S) 15

REPORT TO COUNCIL  
STANDING COMMITTEE OF COUNCIL  
ON COMMUNITY SERVICES

I

AUGUST 30, 1979

A meeting of the Standing Committee of Council on Community Services was held on Thursday, August 30, 1979, in Committee Room No. 1, Third Floor, City Hall, at approximately 1:30 P.M.

PRESENT: Alderman Gerard, Acting Chairman  
Alderman Bellamy  
Alderman Little

ABSENT: Alderman Marzari  
Alderman Rankin

COMMITTEE CLERK: H. Dickson

Adoption of Minutes

The minutes of the joint meeting of the Community Services and Finance & Administration Committees and the regular meeting of the Community Services Committee, both held Thursday, August 16, 1979, were adopted.

Recorded Vote

Unless otherwise indicated, votes of the Committee on all items are unanimous.

RECOMMENDATION

1. Air Conditioning - The "44"

The Committee considered a Manager's report dated August 20, 1979, in which the Directors of Social Planning and Civic Buildings reported costs for installation of air conditioning at The 44 total \$77,371.00 which is \$27,371.00 over the \$50,000.00 approved for this work by Council on October 31, 1978.

The Directors explained in the report the cost is split 50/50 between the City and the Ministry of Human Resources and the Ministry has verbally agreed to pay half of the extra cost. It was recommended in the report that City Council approve additional funds of \$13,686.00 as its share of the increased cost.

Ms. Renate Shearer of the Social Planning Department and Mr. Fred Brash of the Civic Buildings Department appeared before the Committee on this matter.

Following brief discussion, it was

RECOMMENDED

THAT Council approve funds in the amount of \$13,686.00 from Contingency Reserve to cover the additional costs of the installation of an air conditioning system at The 44, on the condition that the Ministry of Human Resources also pays \$13,686.00 as its share.

Continued . . . .

Report to Council  
Standing Committee of Council on Community Services  
August 30, 1979

(I-2)

## 2. Liquor Store at Main and Hastings

The Committee considered a Manager's report dated August 2, 1979, in which the Director of Social Planning and the Chief Constable recommended the City request the Liquor Control & Licensing Branch to develop training programs for liquor store staff dealing with intoxicated and aggressive customers and to endeavour to hire Native Indian staff for the Main and Hastings store.

Ms. Renate Shearer of the Social Planning Department and Staff Sgt. McRae of the Police Department appeared before the Committee on this matter and indicated the situation at the liquor store has improved but there still exist problems.

The Police representative told the Committee 100 charges of consuming liquor in a public place had been laid since July 22nd in the vicinity of Main and Hastings Streets liquor store, and during discussion, it was the consensus of the Committee that the location of the store in a heavily populated transit corridor is inappropriate.

The Committee felt that rather than asking the Liquor Control & Licensing Branch to hire Native Indian staff and develop special training programs to deal with intoxicated customers, the City should request the Liquor Branch to relocate the store.

Following further discussion, it was

### RECOMMENDED

THAT the Chief Constable report to the Community Services Committee on his reaction and any recommendations to the Committee's proposal to ask Provincial authorities to close or relocate the Main and Hastings Streets liquor store.

## 3. Grant Request - Lower Mainland Parent And Child Therapy Society (PACT)

The Committee considered a Manager's report dated August 24, 1979, in which the Director of Social Planning reported the Lower Mainland Parent And Child Therapy Society (PACT) faces expenditures of approximately \$80,000.00 to renovate a home it uses at 233 West 15th Avenue to meet civic building and Community Care Licensing requirements.

PACT has applied to the City for a grant of \$20,000.00 toward this renovation cost and the Director of Social Planning recommended Council approve such a grant.

Ms. Anne Kloppenborg of the Social Planning Department, Ms. Naomi Frankenburg of PACT and Mr. Dave Morgan of the Health Department appeared before the Committee on this matter.

During discussion, Ms. Frankenburg told the Committee PACT's application for a \$20,000.00 City grant was made before the Society received an estimate on the cost of structural work to the building, and she explained the Society would be making an additional grant request of the City of approximately \$16,000.00.

The Committee felt there should be one Manager's report to the Committee encompassing the entire grant application.

Continued . . . .

Report to Council  
Standing Committee of Council on Community Services  
August 30, 1979

(I-3)

Clause No. 3 Continued

It was also noted during discussion that operating costs for the Society are to be provided from the "demonstration" grants division of National Health and Welfare, and the Committee felt that as a demonstration project there may be no guarantee of continued funding of operating costs.

Mr. Morgan requested his department be involved in the discussions leading to the new Manager's report.

Following further discussion, it was

RECOMMENDED

THAT the application of the Lower Mainland Parent And Child Therapy Society for civic funding towards renovation costs of 233 West 15th Avenue be referred back to the Director of Social Planning and appropriate staff for a new report covering the Society's total requests for City funding.

4. Grant Request - Stroke Association of B.C.

The Committee considered a Manager's report dated August 24, 1979, in which the Director of Social Planning reported the Stroke Association of B.C. has requested a civic grant of \$2,267.50 to cover the cost of a dinner at the Association's first annual meeting to be held in Richmond on October 13, 1979.

The Director of Social Planning recommended no grant be approved as the Association is a Provincial organization, the City already funds the Vancouver Stroke Club, the meeting is being held in Richmond, and requests for dinner expenses are not within the normal guidelines for civic grants. In addition, granting of the request would likely result in similar requests in the future.

Following discussion, it was

RECOMMENDED

THAT the application of the Stroke Association of B.C. for a civic grant to cover the cost of a dinner at the Association's first annual meeting in Richmond be not approved.

5. Booth Building Evacuation System

Alderman Rankin, as Chairman of the Committee, had agreed to hear a submission from the principals of Booth Evacuation Systems Ltd. and Mr. G. Bolton and his associates appeared before the Committee this day and showed a brief film illustrating the use of the Booth Building Evacuation System in operation at the Fraser house 10-storey building in New Westminster. Approximately 80 persons were evacuated from nine floors of the building in four minutes, 26 seconds, using the Booth system of slides connecting exterior balconies on each floor.

Continued . . . .

Report to Council  
Standing Committee of Council on Community Services  
August 30, 1979

(I-4)

Clause No. 5 Continued

Mr. Bolton told the Committee he was seeking an endorsement from the City of his product.

Permits & Licenses Director R. Hebert and Chief Fire Warden G. Birnie both indicated the system could be used but only as a component of a total fire safety program in City buildings and they indicated they would be willing to examine the system.

Following discussion, it was

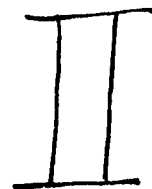
RECOMMENDED

THAT the proposal of Mr. G. Bolton of Booth Evacuation Systems Ltd. be referred to appropriate civic officials for consideration.

The meeting adjourned at approximately 2:30 P.M.

\* \* \* \* \*

FOR COUNCIL ACTION SEE PAGE(S) 16



REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL  
ON PLANNING AND DEVELOPMENT

AUGUST 30, 1979

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 2 Committee Room, Third Floor, City Hall, on Thursday, August 30, 1979 at approximately 1:30 p.m.

PRESENT : Alderman Harcourt, Chairman  
Alderman Boyce  
Alderman Ford  
Alderman Puil

ABSENT : Alderman Kennedy (leave of absence)

CLERK TO THE  
COMMITTEE : M. L. Cross

RECOMMENDATIONS

1. Status of Major Development Permit Applications

Mr. A. Floyd, Development Permit Group, reported verbally on the following development permit applications:

- (a) D.P.A. #84815  
984 West 7th Avenue
  - 5 storey apartment building - approx. 35'
  - 25 off-street parking spaces (underground access from 7th Ave.)
- (b) D.P.A. #84880  
Champlain Heights (Enclave 21)
  - townhouse development containing 62 dwelling units with one retail store
  - 105 off-street parking spaces
- (c) D.P.A. #84848  
1355 Lamey's Mill Road
  - 6 storey Personal Care Home
  - 19 off-street parking spaces
- (d) D.P.A. #84933  
1070 Nelson Street
  - apartment building containing 23 dwelling units
  - 4 storey plus basement (approx. 40 ft.)
  - 21 underground parking spaces + 2 surface (all access from lane)
- (e) D.P.A. #85094  
Champlain Heights (Enclave 4)
  - townhouse development containing 70 dwelling units
  - 1 and 2 storey - 18 ft. to 22 ft.
  - 140 off-street parking spaces (attached garages or carports)

Mr. Floyd also advised that the applicants for the development permit to construct a medical office building at 16th Avenue and MacDonald, which was refused by the Director of Planning as it was not considered "local commercial", had appealed the decision of the Director of Planning to the Board of Variance. The Board of Variance allowed the appeal and the developers will be allowed to construct medical offices.

RECOMMENDED

THAT the verbal report on major development permit applications be received.

Report to Council  
 Standing Committee of Council  
 on Planning and Development  
 August 30, 1979

(II-2)

## 2. Neighbourhood Grocery Stores

The Committee considered a report of the City Manager dated August 17, 1979 (on file in the City Clerk's Office) in which the Director of Planning advised that in the Mt. Pleasant, Kensington, Grandview-Woodland and Riley Park planning programs, the objective of conserving and upgrading corner or neighbourhood grocery stores has been identified either in the discussions of the Citizens' Planning Committees or as part of the neighbourhood plans.

The report considers this objective and ways and means to achieve it on a City-wide basis.

Mr. Larry Beasley, Area Planning Division, noted that residential zones throughout Vancouver currently do not allow commercial uses, including neighbourhood grocery stores. Existing neighbourhood grocery stores have been in place long before the adoption of the Zoning By-law in 1956 and thus are legally non-conforming. They can remain for the duration of the building but structural alterations cannot be undertaken and the premises cannot be rebuilt if destroyed by fire. In spite of their non-conformity, neighbourhood grocery stores persist throughout Vancouver and are supported by local residents. The prohibition of major renovation and replacement is a concern to store owners as well as to residents who must co-exist with deteriorating premises.

Mr. Beasley advised that a case study was undertaken in the Mt. Pleasant N.I.P. area in the summer of 1978, wherein the situation and needs of neighbourhood grocers, the attitude of nearby residents, the probability of growth in this economic activity and approaches to coping with non-conformity of the use were considered.

The report details the analysis of the case study and sets out the following proposed policy objectives:

- (a) to facilitate the retention and upgrading of existing neighbourhood grocery stores;
- (b) to allow expansion of stores up to 1200 square feet and addition of a dwelling unit for the store's proprietor; and
- (c) to simplify administrative processes for the City and for store owners in making neighbourhood grocery stores conforming.

Several approaches to dealing with neighbourhood grocery stores have been explored and the positive and negative aspects of each approach are detailed in the Appendix to the Manager's Report (on file).

These approaches are:

- (a) do nothing
- (b) rezone selected stores to C-1
- (c) rezone selected sites to a new "neighbourhood stores" zoning schedule
- (d) amend selected residential zoning schedules to make existing neighbourhood grocery stores a conditional use (this approach is recommended as coming closest to achieving the objectives identified above)

To conserve and augment existing neighbourhood grocery stores, the recommended approach would include: amendment of the Zoning By-law with special notification of affected people; confirmation of development guidelines; provision of information for interested people about the revised situation; and later evaluation of the effects of the new policy.

cont'd....



Report to Council  
 Standing Committee of Council  
 on Planning and Development  
 August 30, 1979

(II-3)

Clause No. 2 cont'd:

Since the proposed approach represents a new and untried direction to deal with neighbourhood grocery stores, it is important to review the situation from time to time. It is suggested the review take place in approximately two years and that this review consider whether or not new neighbourhood grocery stores should be allowed based on the City's experience with making existing stores conforming.

The Committee,

RECOMMENDED

- A. THAT the Director of Planning be instructed to make application to amend the Zoning By-law No. 3575 whereby existing neighbourhood grocery stores would be permitted as conditional approval uses in the RS-1, RS-1A, RS-2, RT-1, RT-1A, RT-2, RT-2A, RT-3, RM-1, RM-2, RM-3, RM-3A, RM-3A1 and RM-3B zoning districts with:
    - (a) by-law amendments generally as outlined in Appendix IV of the City Manager's Report dated August 17, 1979; and
    - (b) development guidelines as outlined in Appendix V of the City Manager's Report dated August 17, 1979.
  - B. THAT this application be referred direct to a Public Hearing after a Public Information Meeting has been held inviting those who are likely to be affected by the proposed amendments.
  - C. THAT the Director of Planning be authorized to prepare and distribute to affected property owners an information brochure describing the new policies and regulations for neighbourhood grocery stores - this to occur as part of the Planning Department's 1980 Work Program.
  - D. THAT the policies and regulations for neighbourhood grocery stores be reviewed for report to City Council as part of the Planning Department's 1982 Work Program.
3. Revisions to Guidelines for Townhouse and Apartment Development in RT-2 and RT-2A Zoned Areas

The Committee considered a report of the City Manager dated August 23, 1979 (on file in the City Clerk's Office). In the report the Director of Planning advises that City Council adopted a set of guidelines to better regulate townhouse and apartment development in RT-2 and RT-2A zoned areas in March, 1979. Council instructed the Director of Planning to monitor results and report back in one year with an evaluation of their effectiveness.

Mr. P. Wotherspoon, Area Planning Division, noted that an assessment of the guidelines is being presented at this time due to the emergence of two problem areas: illegal demolitions and reapplications for development which have compromised the intent of the Guidelines.

In the guidelines, the overall goal of maintaining and enhancing the character of the RT-2 and RT-2A areas can best be met by preserving and rehabilitating the existing housing, however, in a few specific instances it can be achieved by the development of new multiple family accommodation in the form of townhouses and apartments, restricted so that proposals will only be considered where one of the following existing land use conditions prevail:

cont'd....

Report to Council  
 Standing Committee of Council  
 on Planning and Development  
 August 30, 1979

(II-4)

Clause No. 3 cont'd:

- (a) The site is vacant;
- (b) The site has a non-conforming use or structurally unsound development (as certified by a registered structural engineer;
- (c) The site is underutilized (those with buildings having a floor space ratio much less than that of surrounding development and that permitted in the district schedule, e.g. less than 0.3) where applicants can satisfactorily demonstrate that making additions or building infill is not practicable.

The report notes that in the four months that the Guidelines have been in effect they have been successful in regulating townhouse and apartment development in the RT-2 and RT-2A zoned areas on sites which meet the conditions referred to above. As well, there has been a continued strong trend toward retention and upgrading of existing residential accommodation through conversions; however, in the past month, two incidents of illegal demolition have taken place; 2560 West 1st Avenue known as Brae Manor and 1866 West 14th Avenue. In both cases the sites were developed with the existing residential rental accommodation and the circumstances surrounding the illegal demolitions are as follows:

- "(a) 2560 West 1st Avenue - Brae Manor. On March 14, 1979 a subdivision application was received to resubdivide the existing Brae Manor site into three separate parcels. The application received formal approval on May 18, 1979. Subsequently, on June 13, 1979 a site inspection revealed that Brae Manor had been 95% demolished and workmen were in the process of clearing debris from the site. A check of the building files indicated that a demolition permit had not been applied for but that a development permit (No. 76097) was in effect to convert the existing building to dwelling units. To date no application for redevelopment of the site has been received.
- (b) 1866 West 14th Avenue. On February 7, 1979 a development permit application (No. 83305) was filed to construct a duplex. The application was considered conditionally because the floor space ratio exceeded .60 and was refused by the Director of Planning because the proposal was not compatible with the design and siting of neighbouring buildings.

On February 13, 1979 an application to demolish the existing building was received. This application is still on file and has not been issued to date. On April 23, 1979 a development permit was filed (No. 83829) to construct a duplex building on a conditional use basis and was approved by the Director of Planning on May 19, 1979.

Subsequently, on June 20, 1979 a development permit was filed (No. 84517) to construct a three-unit townhouse development. On July 6, 1979 Planning staff visited the site and found that the existing building had been demolished. The townhouse proposal was approved by the Director of Planning on July 23, 1979.

In both cases the result of illegal demolition has been to create a vacant site which technically qualifies for consideration of townhouse development under the present Guidelines.

cont'd....

Clause No. 3 cont'd:

In the Brae Manor case, because it was residential rental accommodation, the Director of Planning had the discretion to refuse to issue a demolition permit as no application for redevelopment of the site had been received and the building permit drawings were not 50% completed.

The existing building was in the process of being upgraded from housekeeping units to dwelling units. Based on the applicant's desire to complete renovations, the development permit was renewed to expire on October 31, 1979.

In the West 14th Avenue case, approval had been received for a duplex development but the building drawings had not been filed and a demolition permit not issued when the illegal demolition took place. If the building drawings had been submitted and were 50% completed, the Director of Planning would have had to approve the demolition permit. The issue is not that the building was demolished without a permit but that the case illustrates a situation where the Guidelines may be legally circumvented. Initially, approval may be gained for a particular use, building drawings filed (residential rental accommodation) and a demolition permit issued. Subsequently, a new application may be submitted for townhouse development on the basis that the site is vacant.

In order to prevent future similar cases, a revision to the Guidelines is required to deal both with illegal demolitions (Brae Manor) and development permit reapplications (1866 West 14th).

The Director of Planning notes that both situations could also result in underutilized sites being created. Therefore, guideline revisions should also apply to underutilized sites.

Mr. Wotherspoon advised that the other land use conditions in the Guidelines relating to non-conforming uses and structurally unsound development appear to be adequate and difficult to circumvent. The aim in proposing the revisions is to deter further illegal demolition of housing and other situations which may result in the circumvention of the Guidelines. Townhouses and apartments should continue to be permitted where site or building conditions are appropriate.

The Director of Planning will continue to closely monitor the results of the Guidelines and will report to Council in 1980 with a further assessment of their effectiveness.

Members of the Committee expressed concern that demolition companies were carrying out demolitions of dwelling units with no demolition permit. It was suggested that perhaps these companies should be requested to show cause as to why their license should not be suspended if instances of demolition continue without demolition permits. The City Manager was requested to explore this and see if there is any way the City could enforce it.

The Committee,

RECOMMENDED

- A. THAT City Council amend the Land Use Conditions section of the Guidelines for townhouse and apartment development in RT-2 and RT-2A zoned areas so that:

Townhouse and apartment proposals will only be considered on:

- i) sites vacant prior to March 20, 1979 as determined by the City of Vancouver Assessment Roll.

cont'd....

Report to Council  
 Standing Committee of Council  
 on Planning and Development  
 August 30, 1979

(II-6)

Clause No. 3 cont'd:

- (ii) Sites underutilized prior to March 20, 1979  
 (those with buildings having a Floor Space Ratio much less than that of surrounding development and that permitted in the district schedule (less than 0.3) where applicants can satisfactorily demonstrate that making additions or building infill is not practicable.
- (iii) Sites with non-conforming uses or structurally unsound development (as certified by a registered structural engineer).

B. THAT the City Manager explore methods of ensuring that demolition companies do not undertake demolition of residential premises without the required demolition permit.

4. Options for a Review of the West End Building Height Controls

The Committee had before it a report of the City Manager dated August 24, 1979 which the City Manager submitted for consideration (on file in the City Clerk's Office).

Ms. B. Howard, Central Area Planning, advised that on August 14, 1979 City Council authorized a review by the Director of Planning of the Height Section of the West End Official Development Plan By-law together with a review of the West End Guidelines and Planning Policies as they relate to height. The selection of the preferred work option was referred to the Planning and Development Committee together with a further report by the Director of Planning on more detailed cost and time estimates of the options.

Ms. Howard indicated that in the report which Council considered on August 14th, five work options with regard to the Height Section were briefly outlined. Four provided for varying degrees of additional clarity and one involved retaining the current wording and providing a better understanding of its meaning to local residents.

In the report before the Committee this day, detailed information concerning the five options is provided in Appendix I (on file). Briefly the options, estimated time to complete and estimated costs are as follows:

- |   |  |
|---|--|
| 1. Retain current wording of the height section and provide a better understanding of its meaning to West End residents.                      | estimated time -<br>2 months<br><br>estimated cost -<br>\$2,900  |
| 2. Review height section and bring forward recommendations for amendments to provide some additional clarity in the basic wording and intent. | estimated time -<br>6 months<br>(includes time allowance for public input and public hearing)<br><br>estimated cost -<br>\$2,600 |

cont'd....

Clause No. 4 cont'd:

- |  |   |
|--|---|
| 3. Review height section as above, together with a review of the West End Planning Policies and Design Guidelines to provide clearer criteria for maximum building heights and bring forward recommendations for amendments. | estimated time -<br>9 months<br>(includes time allowance for public input and public hearing)<br><br>estimated costs -<br>a) utilizing consultants, \$11,600<br><br>b) additional temp. staff, \$6,300<br><br>c) Planning Dept. staff, \$6,300  |
| 4. Undertake a comprehensive study of the height section to determine whether further high-rise development should occur. Refine Planning Policies and Design Guidelines. Bring forward recommendations for amendments.      | estimated time -<br>12 months<br>(includes time allowance for public input and public hearing)<br><br>estimated costs -<br>a) utilizing consultants, \$60,600<br><br>b) additional temp. staff \$30,300<br><br>c) Planning Dept. staff \$30,300 |
| 5. Bring forward recommendations to amend the height section to delete further consideration of high-rise development.   | estimated time -<br>2 months<br>(includes time allowance for public hearing)<br><br>estimated cost -<br>\$700   |

Ms. Howard noted that numerous letters have been received indicating that residents of the West End are opposed to high-rises, not only individual applications, but in the West End in general. The Planning Department feels the design guidelines and planning policies could be substantially improved relating to height. Ms. Howard advised that none of the options proposed address the question of density. There is no proposal to change the various floor space ratios.

Ms. Howard noted that Options 3 and 4 would be in line with Council's resolution of August 14th. Only Option 4 would establish whether further high rise development is appropriate.

Members of the Committee felt that Option 2 should be chosen but that it should be expanded to not only review the height section but also provide clarity in the supplementary policies and design guidelines to aid developers.

The Director of Planning recommended that either Option 3 or 4 be selected, and a review initiated as soon as possible, in order to provide substantially greater clarity in these aspects of the West End By-law. Selection of either of these options would require reconsideration of the Planning Department's work program and the Director of Planning recommended that additional temporary staff or the use of outside consultants be authorized.

cont'd....

Report to Council  
Standing Committee of Council  
on Planning and Development  
August 30, 1979

(II-8)

Clause No. 4 cont'd:

The Committee,

RECOMMENDED

THAT Option 2 as outlined in the Appendix to the Report of the City Manager dated August 24, 1979 be chosen, expanded to include clarity in the supplementary West End Guidelines and Planning Policies to aid developers.

FOR COUNCIL ACTION SEE PAGE(S) 11, 16

\* \* \* \* \*

The meeting adjourned at approximately 3:05 p.m.

\* \* \* \*

## STANDING COMMITTEE OF COUNCIL

ON

TRANSPORTATION

August 30, 1979

A meeting of the Standing Committee of Council on Transportation was held on Thursday, August 30, 1979, in the No. 1 Committee Room, third floor, City Hall, at approximately 3:30 p.m.

PRESENT: Alderman D. Bellamy, Chairman  
Alderman H. Boyce  
Alderman M. Harcourt

ABSENT: Alderman W. Kennedy  
Alderman H. Rankin

ALSO PRESENT: Alderman M. Ford

COMMITTEE CLERK: J. Thomas

The minutes of the meeting of August 16, 1979, were adopted.

RECOMMENDATION1. Self-Serve Gasoline Stations

On May 15, 1979, Council dealt with a report from the Director of Planning on a request to operate a self-serve gasoline station under the 7-Eleven brand. Council resolved that the application be held in abeyance for sixty (60) days pending:

- (a) a survey by the Department of Permits and Licenses of all licensed operating self-service stations in the City by owner, operator and brand name;
- (b) a survey by the Department of Permits and Licenses of the 15 approved self-serve locations not now being utilized to determine which of these may or may not be reactivated; and
- (c) a consequent listing of options, with recommendations, regarding the allowable proportion of self-serve stations by owner, operator and brand name and for the City at large.

Further, that the Director of Planning be instructed to report back to the Transportation Committee, at which time representatives of the oil companies be invited to be present to discuss gasoline self-service retailing with the Committee.

In accordance with Council's instruction, representatives of oil companies, together with other interested parties, were invited to attend the meeting of the Committee held this day to consider a Manager's Report dated July 31, 1979 (circulated), in which the Directors of Planning and Permits and Licenses reported on the status of self-serve gasoline retailing in the city.

The report presented detailed background covering activities in this branch of the gasoline industry since 1974, and outlined the effect of restrictive regulations established by Council in March, 1975. The regulatory powers of other municipalities in the Greater Vancouver Regional District were also surveyed and the Vancouver experience was compared with other municipalities in the region.

Clause 1 continued

The Directors of Planning and Permits and Licenses, in their analysis, reported a total of 206 gasoline stations were operating in the City as of June 1979 (139 full service, 67 self-serve) compared with 325 in late 1974, when there were 294 full service stations and 31 self-serves. The proportion of self-serve stations to all gasoline service stations in the City had risen from 9.5 per cent in late 1974, to 13.5 per cent in February, 1975, to 18.5 per cent in April, 1975, to 23 percent in April, 1976, to 30 per cent in March, 1977, declined to 28 percent in April, 1979 and risen again to 32.5 per cent in June, 1979.

The report discussed reasons for the increase in the proportions to date but pointed out the net increase of 9 self-serves overall since 1975 was considered to be a modest increase and indicated the market was probably close to saturation. The reduction of retail outlets appeared to be a retrenchment and stabilization by the industry from an overbuilt situation over the past two decades.

The report presented the following three options for consideration:

1. Continuation of the present regulations which attempt to ensure that self-serve stations be restricted to a maximum of 15 per cent of the total number of gasoline service stations in respect of any owner, operator or brand name.
2. Alter present regulations by increasing the maximum allowable self-serves to 50 per cent of the total number of gasoline service stations in respect of any owner, operator or brand name.
3. Eliminate the present License By-law controls respecting the number, percentage and location of self-serves for a period of one year, during which the market response could be monitored and appropriate action taken should the number or percentage of self-serves increase dramatically.

The City Manager recommended that the following recommendations of the Directors of Planning and Permits and Licenses be approved:

- a) That the License By-law, No. 4450, be amended by repealing Section 22 A, Schedule 'B' to the By-law, and the definitions of 'conventional station' and 'self-serve station' contained in Section 2.
- b) That the Director of Planning and the Director of Permits and Licenses monitor all changes in the retailing of gasoline for a period of one (1) year and report back to Council on such changes, including closures, conversions, reopenings, new openings, and the diversification of enterprises.
- c) That when the Director of Planning prepares his 1979/1980 Annual Review, he report on possible terms of reference and a recommended priority for a study of vacated gasoline service station sites, including a review of current zoning.

The report noted if the recommendations were approved, the request of the Southland Corporation (Canada) Limited, to operate a self-serve at 4064 Fraser Street, under the 7-Eleven brand, which had been held in abeyance pending presentation of the report of the Directors of Planning and Permits and Licenses, would not require special Council approval.

The Chairman noted the presence of the oil company and associated industry representatives and invited their participation in the discussion.



Clause 1 continued

Mr. D. McKinley, legal counsel for Gulf Oil, Canada, referred to a pending action in the courts initiated against the City by Gulf Oil, challenging the validity of the By-law, and inquired whether the Committee would be reporting to Council prior to the court hearing on September 27, 1979.

The City Manager advised Mr. McKinley the Committee's report would be before Council on September 11, 1979.

Alderman Ford, in her capacity as Chairman of the Special Committee on the Disabled, felt the industry was not coping with the problem of providing adequate service for handicapped customers and therefore she could not support the lifting of restrictions.

Representations were made by the following:

- Mr. D. Bruce, operator of a full service station at 25th and Main, in a brief (on file), expressed his concern as a small businessman, at the increasing number of closures of stations with service bays and the consequent deterioration of underhood attention resulting in preventable maintenance problems for the automobile owner. Station closures were painfully evident by the number of abandoned lots overgrown with weeds. The trend to "convenience" stores was to be regretted and it was felt the adoption of option 2 would result in the 50/50 figure escalating to 75/25. Mr. Bruce urged that present regulations remain unchanged.
- Mr. W. Wills, Automotive Retailers Association, presented a brief (on file), based on the small business operators' experience of the service station industry in the City over the past four years and recommending that Council retain the present By-law No. 4450 without change, and permit no further self-serve stations-gasbar-combination units with convenience or other stores until such time as the present 32.5 per cent ratio is reduced to the 15 per cent ratio permitted by the By-law.
- Mr. K. Porter, Senior Account Executive, Imperial Oil, in a brief (on file) concurring with 3 (a) presented counter arguments to statements regarding proliferation of self-serves, impairment of service, etc. It was contended service needs had changed over the years and customer requirements could be served without restrictions; that approximately two-thirds of gasoline outlets would continue to be served locations.
- Mr. C.O. Naftel, Area Manager, Texaco, supported option 3 and referred particularly to the problem of vacant gas station sites. He felt there should be a new look at zoning and relaxation of broader capability within present zoning to permit multiple use of properties. The emergence of specialty repair and maintenance operations would more than replace whatever losses the industry incurred; however, his company retained service bays in many of its self-serves.
- Mr. S. Stronge, Rehabilitation Consultant, Canadian Paraplegic Association, supported option 1. Handicapped and elderly persons who could not leave their vehicles experienced great difficulty in obtaining assistance at self-serves.
- Mr. F. Moore, Property Representative, Chevron, spoke in support of 3 (a) and questioned the statement contained in the Manager's Report that Port Moody prohibited self-serves. He advised his company operated a self-serve in that municipality.

Clause 1 continued

- Mr. J. Ford, lessee of a station at 16th and Arbutus, referred to the economics of gasoline retailing and felt the average safety of automobiles in Vancouver had declined alarmingly because they were not being maintained.

During the discussion, members of the Committee questioned the industry and Automotive Retailers Association representatives on a number of aspects dealing with service station operation and the existing percentage of self-serves. Other points discussed included:

- problems of diversity of uses
- changing conditions due to escalating property values
- the need for flexibility to meet changing dynamics of retailing gasoline
- adequate maintenance of vacated service station lots.

The Committee members felt they could not approve the recommendations contained in the Manager's Report and therefore it was

RECOMMENDED

THAT the number of self-serve gasoline stations operating in the City of Vancouver be limited to the specific sites presently listed in Schedule 'B' of By-law No. 4450.

FOR COUNCIL ACTION SEE PAGE(S).....10

2. Extension of Transit Service to Phase II, False Creek

The Committee had for consideration a Manager's Report dated August 9, 1979 (on file), in which the City Engineer reported on a proposal to extend the existing False Creek South transit service to include Phase II with routing developed in consultation with B.C. Hydro, and the False Creek Development Group.

Mr. N. Davidowicz briefly addressed the Committee on this matter and urged consideration be given to an overall review of transit service in the False Creek area extending west from Main Street.

RECOMMENDED

- A. THAT the existing 50 False Creek South transit service be re-routed as indicated in Figure 1 contained in the Manager's Report dated August 9, 1979.
- B. THAT Lamey's Mill Road adjacent the Phase II portion of the False Creek development be designated a transit route.
- C. THAT additional bus stops be established on Lamey's Mill Road, as indicated in Figure 1, to serve Phase II.

3. Transportation of Hazardous Materials

In a Manager's Report dated August 7, 1979 (on file), the Fire Chief referred to relevant sections of a Multi Modal Survey of Transportation Conditions carried out by the Regional Railway Transportation Committee of the Canadian Transport Commission, which indicated the Federal Committee's grave concern over the present situation in the CPR's Downtown Yard where rail cars containing hazardous materials are held.

Clause 3 continued

The Fire Chief reported because of this concern and the uncertain nature of the future development of the area, it is imperative that communication with both the Federal Government and CPR be immediately initiated in order to assure that adequate safety procedures have been implemented and that a plan of action may be prepared for the early relocation of all or part of the CP Rail Ferry loading facility away from the downtown area.

The report examined conditions in the CPR downtown marshalling yard and referred to the Federal Committee's recognition of the potential for disaster in the area which had resulted in the Committee's recommendation:

"That the handling of dangerous commodities, particularly explosives and compressed gases, be shipped through another area."

The Fire Chief noted in the course of survey, members of the Federal Committee remarked that the level of risk prevailing in the downtown yards was the highest of any city in Canada -- or in North America. Therefore, it was imperative that action be initiated immediately to alleviate the potential for disaster in this area before further high-density development is approved.

RECOMMENDED

- A. THAT the Mayor continue discussions with the Minister of Transport to assure action is taken on the Regional Railway Transportation Committee's instructions to the CPR.
- B. THAT the City Manager begin discussions with the CPR to determine their plans both for future development of the marshalling yards and for relocating their facility for loading hazardous materials.

\* \* \* \* \*

The meeting adjourned at approximately 5:05 p.m.

FOR COUNCIL ACTION BY 10, 17

september 6th, 1979

MEMORANDUM TO: Vancouver City Council

FROM: Alderman Bernice Gerard, Chairman, Task Force on Vietnamese Refugees

SUBJECT: CBC Benefit, September 14th, 1979  
- Funds to Cover Orpheum Rental -

BACKGROUND

On September 14th, 1979, CBC-TV will air a cross-country benefit to raise funds for Vietnamese Refugees. The entertainment portions of this program will be televised from live concerts in six cities. Vancouver's show, including such performers as Leon Bibb and Valdy, will be held in the Orpheum from 6:30 p.m. to 8:30 p.m. on September 14th, 1979. One half hour of the program will be broadcast nationally. The entertainers and CBC producers are freely donating their time as is David Y.H. Lui's group, which is organizing the performance. If each of the 2,800 Orpheum seats is filled, at \$7.50 a seat, \$21,000 could be raised, in addition to the phone-in pledges. Funds raised in Vancouver by ticket sales and pledges will be returned to Vancouver to assist Vietnamese refugees here. However, any expenses incurred by the CBC in producing this show are to be deducted from the total proceeds.

The CBC has asked the City Task Force to support this performance by granting the use of the Orpheum Theatre for two days of rehearsals plus the performance night itself, and further, to cover the costs of hiring the stage crew.

Under normal circumstances, CBC would pay Class 1 rates for the Orpheum: \$1,050 for each of two rehearsals plus \$2,100 for the performance night, for a total cost of \$4,200. There are no figures available on the cost of the stage crew, but it could amount to between \$500 and \$600 a day for each of the three days.

RECOMMENDATIONS

The Chairman of the Task Force on Vietnamese Refugees recommends that:

- (1) That the City approve a grant of \$4,200 to David Y. H. Lui Productions to cover the costs of the Orpheum rental for rehearsal periods and the performance night.
- (2) The hiring of stage crew be the responsibility of the CBC and that the City offer no support for this expense.

The Comptroller of Budgets and Research advises that if this grant request is approved, the source of funding would be Contingency Reserve.

FOR COUNCIL ACTION SEE PAGE(S).....18.....